

**AGENDA
PLANNING COMMISSION
MEETING**

City of Selma Council Chambers
1710 Tucker Street
Selma, CA 93662

October 26, 2015

Call to order at 6:00 p.m.

Flag salute led by Commissioner Gonzalez

Roll Call: Commissioner Ivory, Edwards, Gonzalez, Montijo, Niswander, Serimian, Coury

Potential Conflicts of Interest: *Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter.*

ORAL COMMUNICATIONS

NOTICE(S) TO THE PUBLIC: *This is the time for any citizen to come forward and address the Planning Commission on any issue within its jurisdiction but not on the agenda. Citizens may also address the Commission on any item appearing on the agenda at the time of consideration. The time allowed to speak is limited to three minutes (pursuant to City Council Resolution No. 2009-12R) unless an extension is granted by the Commission through the Chairperson.*

CONSENT CALENDAR

All items listed under the Consent Calendar category are considered routine. The complete Consent Calendar will be enacted by one motion by ROLL CALL VOTE. For purposes of discussion, any Commissioner may have an item removed from the Consent Calendar and made part of the regular agenda. The Commission can then approve the remainder of the Consent Calendar.

1. Consideration and necessary action on minutes of the September 28, 2015 regular mtg.

TRAFFIC/STREET ITEMS

None

PUBLIC HEARINGS

2. ____ Continuation of the necessary actions for the Nagra Apartments on the northwest corner of McCall Avenue and Nelson Boulevard.
3. ____ Consideration and Necessary Action on recommendation of new Land Use definitions to the City Council.

REGULAR BUSINESS

None

DIRECTOR'S REPORTS

None

ORAL COMMUNICATIONS

NOTICE(S) TO THE PUBLIC: This is the final opportunity for any citizen to come forward and address the City Planning Commission on any issue within its jurisdiction but not on the agenda. The time allowed to speak is limited to three minutes (pursuant to City Council Resolution No. 2009-12R) unless an extension is granted by the Planning Commission through the Chairperson.

ADJOURNMENT

- Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 1710 Tucker Street during normal business hours.
- A speech amplification device is available for use by the general public at all Planning Commission meetings. Please call 891-2200 to reserve its use.

Americans with Disabilities Act (ADA) Accommodations: The City of Selma offices and restrooms are ADA accessible. Representatives or individuals with disabilities should contact Selma City Hall, at least 3 days in advance, to request auxiliary aids and/or translation services necessary to participate in the public meeting / public hearing. If the City of Selma is unable to accommodate an auxiliary aid or translation request for a public hearing, after receiving proper notice, the hearing will be continued on a specified date when accommodations are available.



**DRAFT
CITY OF SELMA
MINUTES OF PLANNING COMMISSION MEETING
September 28, 2015**

The meeting of the Selma Planning Commission was called to order at 6:00 p.m. in the Council Chambers by Chairman Ivory. Commission members answering roll call were: Edwards, Gonzalez, Niswander, Coury and Chairman Ivory. Commissioners Montijo and Serimian were absent.

Also present were: City Manager Grey, City Attorney Costanzo, Assistant Planner Hemby, and interested citizens.

The agenda for this meeting was duly posted in a location visible at all times by the general public seventy-two hours prior to this meeting.

CONSENT CALENDAR: Commissioner Niswander motioned to approve the minutes of August 24, 2015 as written. Motion was seconded by Commissioner Gonzalez, the minutes were approved unanimously.

TRAFFIC/STREET ITEMS: No items to report

CONSIDERATION AND NECESSARY ACTION FOR A CONDITIONAL USE PERMIT FOR ELECTRONIC READER BOARD SIGNS AT VARIOUS LOCATIONS IN SELMA, CA 93662 public hearing and approval: This item was first heard by the Commission at their August 24, 2015 meeting. The Commission continued the matter, requesting additional information before considering the proposed Conditional Use Permit. Staff provided the Commission with an overview of the project, explained the project details as requested, and further described the Conditional Use Permit entitlement required in order to permit the signs at the various locations.

Chairman Ivory opened the item for public comment at 6:10 p.m. There being no one to speak for or against the matter, the public hearing was closed at 6:11 p.m.

Commissioner Niswander and Commissioner Gonzalez questioned the advertisement time allotted to the City that was referenced in the contract.

City Manager Grey further explained the details of the contract, which was approved by Council on January 20, 2015.

After much discussion, Commissioner Coury motioned to approve Conditional Use Permit 2015-0050. The motion was seconded by Commissioner Edwards and carried by the following vote:

AYES:	Coury, Edwards, Ivory
NOES:	Gonzalez, Niswander
ABSTAIN:	None
ABSENT:	Serimian, Montijo

CONSIDERATION AND NECESSARY ACTION FOR THE AMBERWOOD SPECIFIC PLAN public hearing and approval:

City Attorney Costanzo reported on the history of the project, and further discussed the Amberwood Specific Plan. He explained that the only entitlements that the Commission is requested to consider are the Specific Plan, Rezoning of the Project area and the Environmental Impact Report. City Attorney Costanzo clarified that when a map is received the development would be required to come before the City to seek approval, and that there was no such map for development being proposed or considered at this time. City Attorney Costanzo then presented the Commission with three letters received by the City in opposition of the project. The letters cited water and drought issues as to why the Planning Commission should not recommend of the project to the City Council. City Attorney Costanzo referenced a letter from Consolidated Irrigation District, which was provided in the Planning Commission packet that outlined Selma's water resources. The Commission was also advised that every citizen in Selma pays an overdraft replenishment fee which is used to purchase additional land to be used to recharge the aquifers.

Mr. Arakel Arisian, Project Consultant stepped forward in support of the project. Project Consultant Arisian addressed the layout of the Specific Plan and how it establishes framework for logical growth in Selma. He discussed that the Specific Plan provided developers the flexibility to build quality housing as the market allows. Project Consultant Arisian walked the Commission through the design of the project and how water conservation and other steps are being proposed in the design in order to conserve water.

Commissioner Coury inquired if a developer must build in the areas shown on the exhibit, and requested clarification on lot sizes and street design.

Project Consultant Arisian stated that the exhibit map was a conceptual lot map and the developer would be required to build according to the density not conceptual design.

City Manager Grey explained City standards regarding arterial and collector streets.

Commission Gonzalez inquired on the project owner, and if a town hall meeting was done for the project.

Project Consultant Arisian stated that the project site is owned by one individual, and was unsure at the time regarding the town hall meeting.

After further discussion, Chairman Ivory opened the item for public comment at 6:31 p.m.

Mr. David Hernandez stepped forward in opposition of the project citing parking, lot sizes and water as his concerns.

Ms. Gabriela Cazares, 1106 Goldridge, stepped forward and inquired on the phase timeline, limited access points on Amber and Rose Avenues, infrastructure and utility capacity.

City Manager Grey responded that the development of the project and phase timeline would be driven by the housing market and housing needs in Selma. He further explained street design and other amenities built into the project, and the City process with utility companies regarding project reviews.

Ms. Sandy Niswander, 2474 Country Club, stepped forward with concerns regarding the lakes and impacts to the water supply.

Project Consultant Arisian spoke on the matter dealing with the lakes and the dual use of the storm basin as a recreational park.

Mr. Gary Ford, 1325 Floral, stepped forward to inquire on the traffic impact on Floral Avenue caused by the project.

City Manager Grey explained that developers pay fees to fund the necessary improvements required to mitigate those impacts.

Ms. MaryAnn Unrug, Representing her family at 9732 S Del Rey, came to podium stating that her family has a farm on Del Rey Avenue and that it would be impacted when the road is developed.

There being no further public comment, Chairman Ivory closed the public hearing portion of the meeting at 7:32 p.m., and referred the matter back to the Commission.

After discussion, Commissioner Niswander requested clarification on the recharge basin and the Lakes. City Attorney Costanzo proposed an amendment to the Resolution incorporating the following: That the Specific Plan is approved subject to the condition that the development must proceed according to what is referred to as "Option A" which does not provide for or all the development of any man-made lake, lakes or water features of any type, and that the option for development of such lakes or water features referred to in the Final Environmental Impact Report as "Option B" may only be pursued in the event that a package plant or self-contained sewage treatment facility is authorized to be and constructed within the Specific Plan area to provide sanitary sewer service to the Specific Plan area.

After further discussion, Commissioner Niswander motioned to approve Resolution 2015-0013 recommending approval of the Amberwood Specific Plan Amendment and Rezoning of the project area to the City Council with the amendment adding Option A and Option B. The motion was seconded by Commissioner Edwards and carried by the following vote:

AYES:	Niswander, Edwards, Coury, Gonzales, Ivory
NOES:	None
ABSTAIN:	None
ABSENT:	Serimian, Montijo

DIRECTOR'S REPORTS

BACKGROUND REPORT ON THE DOWN ZONING OF 1541 EVERGREEN STREET: Staff was directed at the July 27, 2015 meeting to research and provide information to the Commission on the history of 1541 Evergreen being downzoned from R-2 Multi-Family to R-1-7 Single Family Residential. Ms. Joyce Proper, who lives at 1541 Evergreen Street, is requesting her property be rezoned to R-2 Multi-Family from R-1-7.

Staff discussed the matter, and provided copies of a protest letter from Ms. Proper dated August 14, 1991, to Ms. Proper and the Commissioners. The letter which appeared to have been signed by Ms. Proper requested that her property not be rezoned to R-2.

The property was rezoned during a City wide downzoning in 1991. The rezone was heard by both the Planning Commission and the City Council and was approved on September 16, 1991 by General Plan Amendment 91-90.

The Commission discussed the rezoning and it was the consensus of the Commission that Ms. Proper move forward to the City Council and request a General Plan Amendment, Zone Change, and a Lot Merger for her parcel at 1541 Evergreen. Along with these entitlements Ms. Proper could ask for a fee waiver from the Council which the Commission agreed with.

ADJOURNMENT: There being no further business, the meeting adjournment at 7:47 p.m.

Respectfully submitted,

Bryant Hemby
Secretary to the Planning Commission

Jim Ivory, Chairman of the
Planning Commission

**PLANNING COMMISSION
STAFF'S REPORT**

DATE: **October 26, 2015**

ITEM NO: 2

SUBJECT: Reconsideration by the Planning Commission to recommend a multifamily development on a vacant parcel located on the North West corner of McCall Avenue and Nelson Boulevard to the Selma City Council.

DISCUSSION:

This item was heard at the Planning Commission at their September 22, 2014 and April 27, 2015 meetings. The applicant made several revisions to his project including eliminating one unit and completely redesigning the proposed structures as to not have any windows facing the existing homes in the area. The reduction in the number of units also lessens the traffic impact caused by the project. Following a public hearing on April 27, 2015, the Planning Commission considered the revised project, and denied their recommendation of the project to the City Council.

The City Council heard the appeal of the Planning Commission decision at their July 6, 2015 meeting. Following the public hearing, evidence and testimony the City Council referred this item back to the Planning Commission for further evaluation and consideration.

After the City Council's decision, the Selma Engineering Department reevaluated the intersection at Nelson & McCall Avenue. Selma currently has eleven (11) four way controlled intersections, that operate at satisfactory levels of service at this time.

- | | |
|----------------------------------|--|
| 1. Rose & Dockery Avenues | 7. Floral and Orange Avenues |
| 2. Rose Avenue and Country Club | 8. West Front Street and Thompson Ave. |
| 3. Thompson and Huntsman Avenues | 9. McCall Avenue and Whitson Boulevard |
| 4. Dinuba and McCall Avenues | 10. Nelson Boulevard and Orange Avenue |
| 5. Thompson and Nebraska Avenues | 11. Nebraska and Dockery Avenues |
| 6. Nebraska and Mitchell Avenues | |

The traffic report did state the project would impact the intersection but did not warrant a signal at this time. The applicant will be required to pay their fair share for the intersection signalization and other offsite improvements recommended by the City Engineer. This intersection will be signalized in the future with the development of the adjacent vacant parcels.

Approval of the following entitlements is required in order to facilitate the infill project: McCall Specific Plan land use designation from Elementary to High Density; A Zone Change changing the current Zoning from R-1-7 to R-3; and a Zone Variance, to allow one structure to encroach 10' into the front set back area.

<u>COST:</u> (Enter cost of item to be purchased in box below)		<u>BUDGET IMPACT:</u> (Enter amount this non-budgeted item will impact this years' budget in box below – if budgeted, enter NONE).
None		None
<u>FUNDING:</u> (Enter the funding source for this item in box below – if fund exists, enter the balance in the fund).		<u>ON-GOING COST:</u> (Enter the amount that will need to be budgeted each year in box below – if one-time cost, enter NONE).
Funding Source: N/A Fund Balance: N/A		None

RECOMMENDATION: Planning Commission recommends approval of the Zone Change, McCall Specific Plan Amendment to the City Council and approve a Zone Variance for this project.


Bryant Hemby, Asst. Planner

10/23/2015
Date


Ken Grey, City Manager

10/23/2015
Date

ATTACHMENTS:

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SUBJECT PROPERTY

**West side of McCall
Nelson Blvd & McCall**



**CITY OF SELMA
COMMUNITY DEVELOPMENT
DEPARTMENT**



NAGRA APARTMENT
TOWNHOUSES
XXXX McCALL AVE.
SELMA, CA 93662
APN:



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



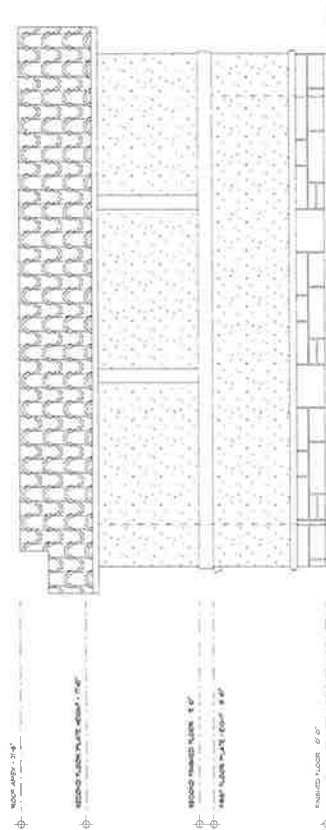
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SINGLE
TOWNHOUSE

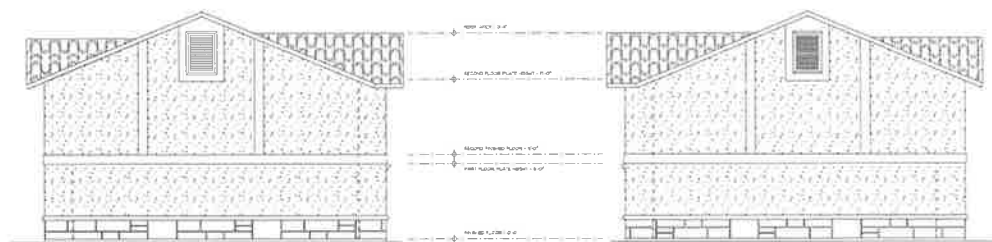
CIVIL JOB # : 10000
DATE : 4.10.2019
DRAWN BY : JAC
CHECKED BY : JAC
SCALE : NOTE ON PLAN
PLAN CHECK : JAC

A2.0



FRONT ELEVATION

WALL 8'-0" x 10'



LEFT SIDE ELEVATION

WALL 8'-0" x 10'

RIGHT SIDE ELEVATION

WALL 8'-0" x 10'



REAR ELEVATION

WALL 8'-0" x 10'

RESOLUTION NO. 2015-0015

**A RESOLUTION OF THE SELMA PLANNING COMMISSION
RECOMMENDING APPROVAL OF A ZONE CHANGE,
FOR THE NAGRA APARTMENTS
TO THE SELMA CITY COUNCIL**

WHEREAS, on October 26, 2015, the Selma Planning Commission, at a regularly scheduled public hearing, considered a Zone Change request by Harbhaja S. Nagra. This Zone Change will rezone (APN: 358-070-78 & 79) from R-1-7 (Medium Low Density) to R-3 (High Density Residential); and

WHEREAS, the Planning Commission conducted a public hearing, noticed in accordance with all State and local laws, and considered the Planning Division Staff Report, and all public testimony presented for the project prior to finalizing their recommendations to the City Council; and

WHEREAS, the Planning Commission examined and considered Environmental Assessment, and finds that the project is consistent with the objectives and policies of the General Plan of the City of Selma. The Planning Commission finds that the project is exempt under CEQA pursuant to Section 15061(b)(3) General Rule of the California Environmental Quality Act; and

WHEREAS, based on substantial evidence provided in the Initial Study and the whole record before the Planning Commission for Environmental Assessment and public comments related to the project, it has been determined that there is no possibility this project may have any significant effects on the environment. The Planning Commission recommends that the City Council certifies the adequacy of the environmental document; and

WHEREAS, the Planning Commission deliberated and determined that the following findings can be made for recommending approval of the proposed Zone Change to the Selma City Council. This recommendation is based on the reports, evidence and verbal presentations to support the actions taken at this meeting:

1. The Planning Commission finds that the proposed Zone Change will provide a stable and diverse community, and is consistent with orderly physical development of the community and is detrimental to the health, safety, and general welfare of the City.
2. The Planning Commission finds that the proposed Zone Change does meet the requirements and standards of development as set forth in both the Land Use Element and Circulation Element of the Selma General Plan and Selma Municipal Code. There are no physical constraints that would prohibit development.
3. The Planning Commission finds that this action advances the public interests, protects life and property with which the City of Selma is charged to protect and will not have a

negative impact on life in the community. The Zone Change will have no significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that the City of Selma Planning Commission hereby finds and takes the following actions:

1. The above facts are true and correct.
2. The above findings are supported by the record and presentation to the Planning Commission.
3. The Planning Commission recommends the City Council approve this Zone Change.

The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the 26th day of October 2015, by the following vote, to wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

JIM IVORY CHAIRMAN OF THE
PLANNING COMMISSION

ASTEST:

Bryant Hemby, Assistant Planner
Secretary, Selma City Planning Commission

RESOLUTION NO. 2015-0016

**A RESOLUTION OF THE SELMA PLANNING COMMISSION
RECOMMENDING APPROVAL OF MCCALL SPECIFIC PLAN AMENDMENT
FOR THE NAGRA APARTMENTS
TO THE SELMA CITY COUNCIL**

WHEREAS, on October 26, 2015, the Selma Planning Commission, at a regularly scheduled public hearing, considered a McCall Specific Plan Amendment submitted by Harbhajan S. Nagra. The proposal is to amend the McCall Specific Plan Map Land Use Designation of (APN: 358-070-78 & 79) from Elementary to High Density; and

WHEREAS, the Planning Commission conducted a public hearing, noticed in accordance with all State and local laws, and considered the Planning Division Staff Report, and all public testimony presented for the project prior to finalizing their recommendations to the City Council; and

WHEREAS, the Planning Commission examined and considered Environmental Assessment, and finds that the project is consistent with the objectives and policies of the General Plan of the City of Selma. The Planning Commission finds that the project is exempt under CEQA pursuant to Section 15061(b)(3) General Rule of the California Environmental Quality Act; and

WHEREAS, based on substantial evidence provided in the Initial Study and the whole record before the Planning Commission for Environmental Assessment and public comments related to the project, it has been determined that there is no possibility this project may have any significant effects on the environment. The Planning Commission recommends that the City Council certifies the adequacy of the environmental document; and

WHEREAS, the Planning Commission deliberated and determined that the following findings can be made for recommending approval of the proposed McCall Specific Plan Amendment to the Selma City Council. This recommendation is based on the reports, evidence and verbal presentations to support the actions taken at this meeting:

1. The Planning Commission finds that this McCall Specific Plan Amendment will provide a stable and diverse community, and is consistent with orderly physical development of the community and is not detrimental to the health, safety, and general welfare of the City.
2. The Planning Commission finds that the proposed McCall Specific Plan Amendment does meet the requirements and standards of development as set forth in both the Land Use Element and Circulation Element of the Selma General Plan and Selma Municipal Code.

3. The Planning Commission finds that this action does advance the public interests, protects life and property with which the City of Selma is charged to protect and will not have a negative impact on life in the community. The McCall Specific Plan Amendment will have no significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, that the City of Selma Planning Commission hereby finds and takes the following actions:

1. The above facts are true and correct.
2. The above findings are supported by the record and presentation to the Planning Commission.
3. The Planning Commission recommends the City Council approve this McCall Specific Plan Amendment, subject to the Findings for Approval made part of this Resolution.

The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the 26th day of, October 2015, by the following vote, to wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

JIM IVORY, CHAIRMAN OF
THE PLANNING COMMISSION

ATTEST:

Bryant Hemby, Assistant Planner
Secretary, Selma City Planning Commission

RESOLUTION NO. 2015-00017

A RESOLUTION OF THE SELMA PLANNING COMMISSION RECOMMENDING APPROVAL OF A ZONE VARIANCE, ALLOWING ENCROACHMENT INTO THE FRONT SETBACK FOR THE NAGRA APARTMENTS TO THE SELMA CITY COUNCIL

WHEREAS, on October 26, 2015, the Selma Planning Commission, at a regularly scheduled public hearing, considered a Zone Variance request by Harbhajan S. Nagra. This Zone Variance will allow one structure to encroach 10' into the 30" McCall Specific Plan front setback area at (APN: 358-070-78 & 79); and

WHEREAS, the Planning Commission conducted a public hearing, noticed in accordance with all State and local laws, and considered the Planning Division Staff Report, and all public testimony presented for the project prior to finalizing their recommendations to the City Council; and

WHEREAS, the Planning Commission examined and considered Environmental Assessment, and finds that the project is consistent with the objectives and policies of the General Plan of the City of Selma. The Planning Commission finds that the project is exempt under CEQA pursuant to Section 15061(b)(3) General Rule of the California Environmental Quality Act; and

WHEREAS, based on substantial evidence provided in the Initial Study and the whole record before the Planning Commission for Environmental Assessment and public comments related to the project, it has been determined that there is no possibility this project may have any significant effects on the environment. The Planning Commission recommends that the City Council certifies the adequacy of the environmental document; and

WHEREAS, the Planning Commission deliberated and determined that the following findings can be made for recommending approval of the proposed Zone Variance to the Selma City Council. This recommendation is based on the reports, evidence and verbal presentations to support the actions taken at this meeting:

1. The Planning Commission finds that the proposed Zone Variance will provide a stable and diverse community, and is consistent with orderly physical development of the community and is not detrimental to the health, safety, and general welfare of the City.
2. The Planning Commission finds that the proposed Zone Variance does meet the requirements and standards of development as set forth in both the Land Use Element and Circulation Element of the Selma General Plan and Selma Municipal Code.
3. The Planning Commission finds that this action does advance the public interests, protects life and property with which the City of Selma is charged to protect and will not have a negative impact on life in the community.

NOW, THEREFORE, BE IT RESOLVED, that the City of Selma Planning Commission hereby finds and takes the following actions:

1. The above facts are true and correct.
2. The above findings are supported by the record and presentation to the Planning Commission.
3. The Planning Commission recommends the City Council approve this Zone Variance.

The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the 26th day of October 2015, by the following vote, to wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

JIM IVORY, CHAIRMAN OF
THE PLANNING COMMISSION

ATTEST:

Bryant Hemby, Assistant Planner
Secretary, Selma City Planning Commission

RESOLUTION NO. 2015-0018

**A RESOLUTION OF THE SELMA PLANNING COMMISSION
RECOMMENDING APPROVAL OF SITE PLAN 2013-0054,
TO THE SELMA CITY COUNCIL
HARBHAJAN S. NAGRA APARTMENTS MCCALL AND NELSON**

WHEREAS, on October 26, 2015, the Selma Planning Commission, at a regularly scheduled public hearing, considered Site Plan 2013-0054 submitted by Harbhajan S. Nagra to build a five (5) unit apartment complex on Parcel Numbers 358-070-78 & 358-070-79, located on the intersection of McCall Avenue and Nelson Boulevard; and

WHEREAS, the Planning Commission conducted a public hearing, noticed in accordance with all State and local laws, and considered the Planning Division Staff Report, and all public testimony presented for the project prior to finalizing their recommendations to the City Council; and

WHEREAS, the Planning Commission examined and considered Environmental Assessment, and finds that the project is consistent with the objectives and policies of the General Plan of the City of Selma. The Planning Commission finds that the project is exempt under CEQA pursuant to Section 15061(b)(3) General Rule of the California Environmental Quality Act; and

WHEREAS, based on substantial evidence provided in the Initial Study and the whole record before the Planning Commission for Environmental Assessment and public comments related to the project, it has been determined that there is no possibility this project may have any significant effects on the environment. The Planning Commission recommends that the City Council certifies the adequacy of the environmental document; and

WHEREAS, the Planning Commission deliberated and determined that the following findings can be made for recommending approval of the proposed Site Plan to the Selma City Council. This recommendation is based on the reports, evidence and verbal presentations to support the actions taken at this meeting:

FINDINGS:

1. The Site Plan will provide a stable and diverse community, and is consistent with orderly physical development of the community and is not detrimental to the health, safety, and general welfare of the City. It significantly supports the character and quality of life in the community. There are no physical constraints that would prohibit development.
2. The Planning Commission finds that the proposed Site Plan meets the requirements and standards of development as set forth in Selma's Development Standards.

3. The Planning Commission finds that the City of Selma is committed to insure the peace, tranquility, health, safety, and general welfare of all of its citizens while meeting the needs of all citizens in Selma in a suitable environment.

WHEREAS, the Planning Commission, having made its Findings for Approval, was of the opinion that Site Plan No. 2013-0054 should be recommended to the City Council subject to the following conditions listed and made a part of this Resolutions

CONDITIONS:

Site Plan Review No. 2013-0054 shall be initiated within one (1) years of the approval from the date of approval. The site plan shall be considered initiated when building permits and/or engineering/public work permits are issued and 25% of the above ground construction and/or improvements have been completed. *Other conditions may be applied upon submittal of building.*

PLANNING DIVISION

1. The site will be developed in accordance with the Site Plan dated April 7, 2015, subject to the revisions and Conditions of Approval listed herein. Design and construction of the project will be designated on the approved site plan and shall conform to the architectural elevations except as modified by these conditions and final review by Community Development Department.
2. All conditions of approval listed herein by the City of Selma shall be contained in the building plans submitted for building permits.
3. No occupancy of any building and/or structure shall be permitted, which is not in substantial compliance with approved plans except upon specific review and approval of any “as built “modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
4. No expansion of use beyond the scope and nature described in this master site plan review, which would tend to increase the projected scale of operations, shall be permitted.
5. No phased occupancy of the project is permitted. A timetable for completion of the work must also be submitted with any request for temporary occupancy.
6. The Developer or successor in interest shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring on the site.

Architecture:

7. All architectural elements shall be detailed on the building plans and must be finished in a style and in materials in harmony with the approved exterior of the building. The site plan and enhanced architectural features of the proposed buildings shall include the following:
 - a) The primary presence along the street frontage shall be rich landscape and on-site amenities. Driveway approaches and McCall Avenue frontage shall be improved per Selma Engineering Department.
 - b) Color pallet is be approved by the Planning Division prior to the issuance of building permits. Color Elevations shall be provided on 8½" x11" or larger rendering. Samples are encouraged.
8. The Developer or successor in interest shall maintain in good repair all building exterior walls, lighting, trash enclosure, drainage facilities, driveways and parking areas. The premises shall be kept clean and any graffiti painted on the property shall be reported to the Police Department and removed within 24 hours of occurrence per Selma City Ordinances.
9. Outside storage and/or equipment enclosures are not permitted.

Lighting:

10. An on-site exterior lighting plan shall be reviewed and approved by the Selma Police Department and Community Development Department.
11. Light fixtures should be compatible with building design and unobtrusive. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be treated so as to have a sharp cut-off feature near property lines and not to illuminate adjacent properties. On-site light standards shall not exceed twenty feet (20') in height.

Screening:

12. All mechanical equipment (air conditioners or dual pact) will be located in the attic or on the ground on foundations. All mechanical equipment and any satellite dish shall be placed and oriented at the rear of the buildings so that the equipment is not overtly visible.
13. The Developer or successor in interest shall construct a inch wrought iron/wrought-iron type fence with decorative masonry pillars on property lines along McCall Avenue and a solid masonry wall on the other three sides of the project

14. Proposed downspouts shall not be visible. All pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall that the item is attached to.
15. All-new electrical transformers are either underground and/or also screened. No above-ground transformer is permitted on the required sidewalk with the public right-of-way.
16. The backflow device and/or electrical transformers must be screened with landscaping pursuant to Document No. 063422 Landscape Screen for Pad-Mounted Transformer (PG & E Electric and Gas Service Requirements – Green Book). The proposed screening shall be submitted and approved by the Community Development Department prior to the issuance of building permits.

Enclosures:

17. The proposed development shall participate in the City's recycling program.
18. Nothing other than the City refuse/recycling bins shall be stored or kept in said enclosures. The solid metal refuse gates must be kept closed and remain closed unless in use.
19. The enclosures are to be architecturally compatible with the building elevations and screened with walls and landscaping. Enclosures will be approved by the Planning Department before issuance of the building permits.

Landscaping:

20. On- and off-site Landscape and Irrigation plans prepared by a landscape designer or a licensed Landscape Architect must be submitted and approved by the Community Development Department prior to building permits being issued.
21. All landscaping and Irrigation systems must be installed and completed according to the approved plan prior to the issuance of the final certificate of occupancy permit.
24. Installation of weather and tamper proof exterior electrical outlets shall be installed in landscape areas to promote the use of electric powered landscape maintenance equipment. The owners and operators of the project shall encourage the use of electric landscape maintenance equipment and encourage minimal use of 'leaf blowers'.
22. Beautification measures shall be incorporated in the project to enhance and soften the streetscape; to provide a buffer between vehicular and pedestrian traffic.
23. All trees shall be of a twenty-five-gallon container size or larger and not less than two inches in diameter, measured four and one half feet from the root ball.

24. Large canopy trees shall be carefully selected and located to protect the buildings from energy consuming environmental conditions and to shade 25% of paved areas within 10 years.
25. All planting shall be drought tolerant and details including type, size and quantity of plant materials shall be clearly shown on the submitted plans. Species of street trees to be planted shall be approved by the Community Development Department.
26. Irrigation plans shall contain all construction details for an automatic system, including, but not limited to, the following:
 - a. Location, type and size of lines;
 - b. Location, type and output of heads;
 - c. Location and sizes of valves;
 - d. Location and type of controller;
 - e. Installation details/enclosure – cover details;
 - f. Location and type of backflow prevention device;
 - g. Available water pressure and water meter outlet size;
 - h. Irrigation application schedule and flow rates. (All irrigation systems shall be operated by an electric timer. No battery-operated timers shall be permitted).
27. Landscaping shall be maintained in a healthy, weed-free condition at all times and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. The Developer's or successor in interest representative shall inspect the landscaping on a monthly basis and any dead or dying plants and trees shall be replaced within ten days of the inspection.

Off-Street Parking:

28. Vehicular circulation areas shall be signed as a fire lane and posted for no parking except within designated parking stalls and parking garages as determined by the Selma Fire Department.

Noise:

29. Construction equipment must be muffled and construction activities must be limited to the hours between dawn to dusk unless the construction is within the enclosed structure or approved by the Community Development Department.
30. Noise from fixed mechanical equipment shall meet the noise standards of the manufacturers, and when measured at the property line must meet residential standards.
31. All on-site construction/mechanical equipment shall meet the noise standards of the manufacturers.

BUILDING DIVISION

32. The Developer or successor in interest shall comply with all applicable requirements and sections of the most recent State adopted California Uniform Codes and regulations as required.
33. The Developer or successor in interest shall provide all necessary construction and building plans for review and approval by the Building Official. All required building permits and inspections shall be obtained prior to the issuance of a Certificate of Occupancy and commencement of operations.
34. Specific measures shall be incorporated into the building design to reduce energy consumption and indirect area source emissions. These measures shall include use of solar or low-emission water heaters and central water heating systems, building orientation to take advantage of solar heating and natural cooling, and increasing wall and attic insulation beyond Title 24 (State Building Code) requirements, to meet LEED requirements.
35. No building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy or Temporary Certificate of Occupancy.
36. All building plans, site plans and elevations must be submitted to the Building Department in digital form (PDF).

ENGINEERING DIVISION

37. Drainage, grading, on-site and utility improvements shall be in accordance with plans reviewed and approved by the Engineer. The Developer or successor in interest shall be responsible for the preparation of plans and compaction tests. A copy of the current soils report and compaction test results shall be provided to the City Engineer. Storm drainage facilities be constructed as deemed necessary by the City Engineer to service the project.
38. The drainage/site improvement plan for the development shall be prepared by a registered civil engineer for review and approval by the City Engineer prior to the issuance of building permits. All drainage improvements shall be certified by a registered civil engineer as being constructed to the approved plan.
39. The Developer or successor in interest shall submit to the City Engineer, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements (Improvement Plans) to the City Engineer for review and approval. The Improvement Plans shall include a site grading and drainage plan and an overall site utility plan showing locations and sizes of sewer, water, irrigation, and storm drain

mains, laterals, Manholes, meters, valves, hydrants, other facilities, etc. Plan check and inspection fees per City of Selma shall be paid with the first submittal of said Improvement Plans. All Improvement Plans shall be approved by the City and all other involved agencies prior to the release of any development permits.

40. Upon approval of Improvement Plans, the Developer or successor in interest shall provide the City with the appropriate number of improvement plan copies and a digital copy (PDF, CAD).
41. The design and construction of all off-site improvements shall be in accordance with City standards and construction specifications. The Developer or successor in interest shall furnish to the City acceptable security bond to guarantee the construction of the off-site street improvements pursuant to determination by the City Engineer.
42. No above-ground transformer is permitted on the required sidewalk within the public right-of-way.
43. All existing overhead and new utility facilities located on-site, or within the street rights-of-way adjacent to this project site shall be undergrounded.
44. All underground utilities installed, backfilled, compacted, tested and approved by the Engineer prior to placement of any aggregate base or asphalt concrete surfacing. Easements for utilities, including water, gas, telephone, electricity, sewage, pedestrian access, fire access, storm drainage, and irrigation facilities shall be provided, as required.
45. The Developer or successor in interest shall comply with the requirements of the Pacific, Gas and Electric Company (P. G. & E.), SBC. The City shall not accept first submittals without proof that the applicant has the appropriate utility approval.
46. The Developer or successor in interest shall provide a dedication for a ten foot (10') or what is determined by the City Engineer for a public utility easement along all frontages of the lot as deemed necessary by the Engineer and the public utilities companies.
47. All new easements for public utilities shall be recorded as necessary prior to the issuance of the building permits for the proposed buildings. No portion of the buildings shall be located in a public utility easement. All easements of record shall be accurately shown on the property improvement plans clearly depicting the relationship of easements to property improvements.
48. All public and private improvements consisting of sanitary sewers, storm water systems, water mains, street medians, concrete curbs, gutters, sidewalks, planting landscape strips, wheelchair ramps, street lights, traffic signals, site grading, transitions and marking, signage, and so on, and pavement surfacing and all other improvements shall be installed in accordance with City of Selma construction standards and specifications currently in effect and as approved by the City Engineer.

49. All circulation use areas of on- and off-site shall be paved to current City standards per City Engineer review and approval.
50. The Developer or successor shall construct a wrought iron/wrought-iron type fence with decorative masonry pillars on property lines along McCall Avenue frontage and a decorative masonry wall adjacent to the single family resident to the south and the property line adjacent to the school to the west subject to review and approval by the City Engineer.
51. The Developer or successor in interest shall install street lights in accordance with City standards at the locations designated by the Engineer. Street light locations shall be shown on the utility plans submitted for approval indicating conveyance of the street lights to the City of Selma. The design and type poles shall be reviewed and approved by the City Engineer.
52. The Developer or successor in interest shall furnish and install new water service and cross connection/ backflow preventer assemblies, including water meter and meter boxes for domestic uses, landscape uses and fire service lines.
53. During the site construction, any public streets fronting the project shall be kept clear of any fences, construction or landscaping debris and shall not be used as a storage area for equipment, materials, or other items. All construction debris must be removed from the site and adjacent properties prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.
54. The Developer or successor in interest shall comply with, and be responsible for obtaining encroachment permits from the City of Selma for all work performed within the City's right-of-way. Acceptable security shall be furnished to the City to guarantee the construction of the off-site street improvements in accordance with local and State regulations.
55. Monuments shall be set as required by City standards and by the City Engineer.
56. Prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the Developer or successor in interest shall submit to the City of Selma Engineering Division one (1) reproducible and four (4) copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
56. Upon approval of the "AS-BUILTS" by the City, the Developer or successor in interest shall provide (1) reproducible and (1) copy of the "AS-BUILTS" to the City, and one (1) copy on diskette, CD or similar digital storage media in pdf or tif format.

FIRE DEPARTMENT (SFD)

57. The Developer or successor in interest shall comply with all applicable requirements and sections of the most recent California Uniform Fire Codes and local fire ordinances.

POLICE DEPARTMENT (SPD)

58. In addition to the review of the on-site exterior lighting plan, potential access to the roof, anti-graffiti measures and required on-site enforcement signage shall be reviewed and approved by the SPD and Community Development Department.
59. The Developer or successor in interest shall work with the Selma Police Department to install security cameras to the specs and location determined by the Selma Police Department.

CITY ATTORNEY – Defense and Indemnification Provisions

60. The City shall not be liable to the Developer/Successor in Interest or to any other person, firm, or corporation whatsoever, for any injury or damage that may result to any person or property by or from any cause whatsoever in, on, or about the subdivision of said land covered by this Agreement, or any part thereof. The preceding sentence shall not apply to any liability, loss, cost of damages caused solely by the negligence (active or passive) or willful misconduct of the City or its agents.
61. The Developer/Successor in Interest hereby releases and agrees to indemnify and hold the City, and its officers, agents, employees and volunteers harmless from and against any and all injuries to and deaths of persons or injuries to property, and all claims, demands, costs, loss, damage and liability, howsoever the same may be caused and whensoever the same may appear, resulting directly or indirectly from the performance or nonperformance of any or all work to be done in said subdivision including but not limited to the street lights of way in said Subdivision and upon the premises adjacent thereto pursuant to this Agreement, and also from any and all injuries to and deaths of persons and injuries to property or other interests, and all claims, demands, costs, loss, damage, and liability, howsoever same may be caused and whensoever same may appear, either directly or indirectly made or suffered by the Developer/Successor in Interest, the Developer's agents, employees, and subcontractors, while engaged in the performance of said work. The preceding sentence shall not apply to any liability, loss, cost, damage and liability caused solely by the negligence (active or passive) or willful misconduct of the City or its agents.

SELMA-KINGSBURG-FOWLER COUNTY SANITATION DISTRICT (S-K-F)

62. The District can and will serve this project's sewer needs. Sewer connection will be in accordance with District standards. The Developer or successor in interest shall comply with all applicable improvements and upgrades as per the rules and regulations of the District.

CALIFORNIA WATER SERVICE COMPANY (CAL WATER)

63. The Developer or successor in interest shall connect and comply with all regulations, standards and specifications of the Company, ordinances, and the rules of the California Public Utilities Commission.
64. Whether one master water meter or individual water services for each unit, the Developer or successor in interest shall contact Cal Water to ensure that the services are properly sized.
65. If a fire protection service is required, the Developer or successor in interest shall submit a plan to Cal Water, stamped with the appropriate fire service size and location as approved by the SFD.

SELMA UNIFIED SCHOOL DISTRICT (SCHOOL DISTRICT)

66. Developer or successor in interest must contact School District and pay all applicable fees at the time of building permit issuance.

CONSOLIDATED MOSQUITO ABATEMENT DISTRICT (CMAD)

67. The Developer or successor in interest shall refer to the CMAD suggested rules and mitigation measures to reduce pollutants.

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT (SJVAPCD)

68. The Developer or successor in interest shall comply with all District rules and mitigation measures to reduce pollutants.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (BOARD)

69. The Developer or successor in interest is required to comply with the Board requirements specifically related to the National Pollution Elimination System permit process.

70. The Developer or successor in interest shall contact the Board and comply with all requirements, prior to the release of any development permits.

NOW, THEREFORE, BE IT RESOLVED, that the City of Selma Planning Commission hereby finds and takes the following actions:

1. The above facts are true and correct.
2. The above findings are supported by the record and presentation to the Planning Commission.
3. The Planning Commission recommends the City Council approve Site Plan 2013-0054 subject to the Findings and conditions listed and made incorporated by this reference as part of this Resolution.

The foregoing Resolution was duly approved by the Selma Planning commission at a regular meeting held on the 26th day of October 2015 by the following vote, to wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

JIM IVORY CHAIRMAN OF THE
PLANNING COMMISSION

ATEST:

Bryant Hemby, Assistant Planner
Secretary, Selma City Planning Commission

- h. RESOLUTION NO. 2015 – 45R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA APPROVING A MEMORANDUM OF UNDERSTANDING (MOU) BY AND BETWEEN THE CITY OF SELMA AND THE SECRETARIAL CLERICAL TECHNICAL ASSOCIATION (STCA) AND DIRECTING ITS EXECUTION. Resolution approved by standard motion.
- i. RESOLUTION NO. 2015 – 46R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELMA APPROVING A MEMORANDUM OF UNDERSTANDING (MOU) BY AND BETWEEN THE CITY OF SELMA AND THE MISCELLANEOUS MID-MANAGEMENT EMPLOYEE UNIT AND DIRECTING ITS EXECUTION. Resolution approved by standard motion.

AGENDA ITEM 1.f. CONSIDERATION AND NECESSARY ACTION ON CHECK REGISTER DATED JUNE 30, 2015: After discussion, motion to approve Check Register dated June 30, 2015 was made by Council member Montijo. Mayor Pro Tem Avalos seconded the motion, and it carried by the following vote:

AYES: Montijo, Avalos, Derr, Rodriguez, Robertson
NOES: None
ABSTAIN: None
ABSENT: None

CONSIDERATION AND NECESSARY ACTION ON APPEAL OF PLANNING COMMISSION DECISION TO DENY SEVERAL ENTITLEMENTS WHICH WOULD ALLOW A MULTI-FAMILY DEVELOPMENT ON A VACANT PARCEL LOCATED ON THE NORTHWEST CORNER OF MCCALL AVENUE AND NELSON BOULEVARD *public hearing*: City Manager Grey reviewed for Council the project being proposed on the northwest corner of McCall avenue and Nelson Boulevard. He stated that the Planning Commission had denied the project, and that the developer requested an appeal to the City Council.

Mayor Robertson opened the public hearing at 7:07 p.m.

Mr. Nick Sahota, Project Engineer and Mr. Nagra, Owner/Developer both stepped forward in favor of the project, and asked Council to allow the project to move forward.

Ms. Ramsa Coury and Mr. Mandeep Singh stepped forward in favor of the project.

Mr. Joel Fedor, Mrs. Debbie Fedor, Ms. Donna Murrey, Mr. Marty Alvarado stepped forward in opposition of the project.

Mr. John Everett, Traffic Engineer Consultant for the project stepped forward to discuss the traffic study that was submitted, and answered various questions from Council.

Assistant Planner Hemby stepped forward to answer questions from Council, and to clarify what was provided to the Planning Commission.

There being no further testimony, Mayor Robertson closed the public hearing at 7:22 p.m.

After much discussion concerning parking, signal installation costs, and traffic impacts, motion to direct the Planning Commission to review the project was made by Mayor Pro Tem Avalos, and seconded by Council member Montijo. Motion carried with the following vote:

AYES: Avalos, Montijo, Robertson

NOES: Derr, Rodriguez

ABSTAIN: None

ABSENT: None

CONSIDERATION AND NECESSARY ACTION ON ORDINANCE ADDING SECTION 6-4 TO CHAPTER 28 OF TITLE XI OF THE SELMA MUNICIPAL CODE LIMITING RETAIL STOREFRONT OR WINDOW SIGNAGE – public hearing and adoption: City Attorney Costanzo discussed the proposed Ordinance for Council, which reduces the area of storefront window or wall signage at commercial establishments such as retail stores to 15%.

Mayor Robertson opened the public hearing at 7:43 p.m.

Ms. Jennifer Acidera, Fresno County Department of Public Health Tobacco Prevention Program Health Specialist, stepped forward to let Council know that the County can assist with education training.

Mr. Mark Falcon stepped forward on behalf of a local restaurant to inquire if their current signage meets the proposed 15% criteria.

City Manager Grey replied that the particular restaurant in question, meets the requirements.

There being no further testimony, Mayor Robertson closed the public hearing at 7:51 p.m.

After further discussion, motion to waive second reading and adopt ORDINANCE NO. 2015-5, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SELMA ADDING SECTION 6-4 TO CHAPTER 28 OF TITLE XI OF THE SELMA

CITY MANAGER'S/STAFF'S REPORT
REGULAR CITY COUNCIL MEETING DATE:

July 6, 2015

ITEM NO:

2

SUBJECT:

Appeal of Planning Commission Decision to deny several entitlements which would allow a multifamily development on a vacant parcel located on the North West corner of McCall Avenue and Nelson Boulevard.

DISCUSSION:

The applicant, Harbhajan S. Nagra, is appealing the Planning Commission decision to not recommend approval of the following entitlements: a General Plan Amendment to change the current Medium Low Density land use designation to High Density land use designation; a McCall Specific Plan land use designation from Elementary to High Density; A Zone Change changing the current Zoning from R-I-7 to R-3; and a Zone Variance, to allow one structure to encroach 10' into the front set back area. Applications for these entitlements were filed so that Mr. Nagra would be able to build a 5 unit apartment multi-unit development on a lot that has been vacant for years.

This item was first heard at the Planning Commission's September 22, 2014 meeting. At that meeting Staff was directed by the Commission to bring this item back to them with additional information regarding possible impacts the project might have. The Commission wanted clarification on the traffic impacts the project might cause to the intersection of McCall Avenue and Nelson Boulevard.

The applicant had a Traffic Signal Warrant Study done by John Everett, from Central Valley engineering and Surveying. The report did reflect high traffic volume westbound on Nelson Blvd for a short duration around 8:00 -8:30 AM and 2:00 -2:30 PM, attributed to large numbers of students being dropped and picked up. The consultant made recommendations he felt would decrease the queue and delay time at this intersection, which included stripping and a dedicated left turn pocket on Nelson Blvd. Along with the proposed engineer's recommendations, the applicant will be required to pay his fair share toward the new signal at the intersection which will be warranted at the time of development of nearby vacant lots.

The applicant made several revisions to his project including eliminating one limit and completely redesigning the proposed structures to eliminate any windows facing the existing homes in the area. The reduction in the number of units also lessens the traffic impact caused by the project. At a public hearing on April 27, 2015, the Planning Commission heard testimony from the applicant's traffic engineer, project engineer, the public and the staff report. After the public hearing the Planning Commission considered the project and testimony and the Planning Commission declined to recommend approval of Mr. Nagra's project.

On April 30, 2015, Mr. Nick Sahota, the applicant's project engineer filed an appeal of the Planning Commission decision on behalf of Mr. Nagra. After receiving the appeal from the applicant, staff reviewed the application and determined that a general plan amendment will not be required because the applicant reduced the number of units from 6 in the original application to 5 in the current application which is within the density limit of the current medium low density land use designation.

Following the public hearing, and after considering the evidence and testimony provided including the fact that a General Plan Amendment will not be required, the City Council may either affirm the Planning Commission's decision or reverse the decision of the Planning Commission. If the City Council reverses the decision, Council must adopt a Resolution approving a Site Plan for the project and a Zone Variance. It must also ultimately adopt an Ordinance amending the land use designations, Zoning and a Specific Plan. The proposed Resolution that reverses the Planning Commission provides for the simultaneous adoption of two Resolutions and waving the first reading and introduction of the necessary Ordinance

<u>COST:</u> (Enter cost of item to be purchased in box below)		<u>BUDGET IMPACT:</u> (Enter amount this non-budgeted item will impact this years' budget in box below – if budgeted, enter NONE).
None		None
<u>FUNDING:</u> (Enter the funding source for this item in box below – if fund exists, enter the balance in the fund).		<u>ON-GOING COST:</u> (Enter the amount that will need to be budgeted each year in box below – if one-time cost, enter NONE).
Funding Source: N/A Fund Balance:		None

RECOMMENDATION:

The Council can take one of the following actions:

Resolution affirming the Planning Commission's decision for denial.

Resolution(s) overturning the Planning Commission's decision and adopting Resolutions approving Site Plan and Zoning Variance and waving the first reading and introduction of and Ordinance making associated Amendments to a specific plan and zoning for the proposed Project.


Bryant Hemby, Assistant Planner


Date

/s/ Ken Grey

07/02/2015

Ken Grey, City Manager

Date

RESOLUTION NO. 2015-0007

**A RESOLUTION OF THE SELMA PLANNING COMMISSION
RECOMMENDING DENIAL OF A ZONE CHANGE,
FOR THE NAGRA APARTMENTS
TO THE SELMA CITY COUNCIL**

WHEREAS, on April 27, 2015, the Selma Planning Commission, at a regularly scheduled public hearing, considered a Zone Change request by Harbhajan S. Nagra. This Zone Change the Zoning Map and rezoning +/- 0.50 of an acre from Medium Low Density Residential(R-1-7) to High Density Residential (R-3) in the 3400 block of McCall Avenue (APN: 358-070-78 & 79); and

WHEREAS, the Planning Commission conducted a public hearing, noticed in accordance with all State and local laws, and considered the Planning Division Staff Report, and all public testimony presented for the project prior to finalizing their recommendations to the City Council; and

WHEREAS, the Planning Commission examined and considered Environmental Assessment, and finds that the project is not consistent with the objectives and policies of the General Plan of the City of Selma; and

WHEREAS, based on substantial evidence provided in the Initial Study and the whole record before the Planning Commission for Environmental Assessment and public comments related to the project, it has been determined that this Zone Change may have significant effects on the environment; and

WHEREAS, the Planning Commission deliberated and determined that the following findings can be made for recommending denial of the proposed Zone Change to the Selma City Council. This recommendation is based on the, evidence and verbal presentations to support the actions taken at this meeting:

FINDINGS:

1. The Planning Commission finds that the proposed Zone Change will not provide a stable and diverse community, and is consistent with orderly physical development of the community and is not detrimental to the health, safety, and general welfare of the City. It significantly supports the character and quality of life in the community.
2. The Planning Commission finds that the proposed Zone Change does not meet the requirements and standards of development as set forth in both the Land Use Element and Circulation Element of the Selma General Plan and Selma Municipal Code. There are no physical constraints that would prohibit development.

NOW, THEREFORE, BE IT RESOLVED, that the City of Selma Planning Commission hereby finds and takes the following actions:

1. The above findings and recitals are true and correct and incorporated by this reference as though fully set forth at this point.
2. The above findings are supported by the record and presentation to the Planning Commission.
3. The Planning Commission recommends denial of this Zone Change, subject to the Findings made part of this Resolution to the City Council.

The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the 27th day of April 2015, by the following vote, to wit:

AYES: COMMISSIONERS: NISWANDER, GONZALES, MONTIJO, EDWARDS, SERIMIAN

NOES: COMMISSIONERS: IVORY

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS: SINDHER



JIM IVORY CHAIRMAN OF
THE PLANNING COMMISSION

ATTEST:



Bryant Hemby, Assistant Planner
Secretary, Selma City Planning Commission

RESOLUTION NO. 2015-0008

**A RESOLUTION OF THE SELMA PLANNING COMMISSION
RECOMMENDING DENIAL OF A ZONE VARIANCE,
ALLOWING ENCROACHMENT INTO THE FRONT SETBACK
FOR THE NAGRA APARTMENTS
TO THE SELMA CITY COUNCIL**

WHEREAS, on April 27, 2015, the Selma Planning Commission, at a regularly scheduled public hearing, considered a Zone Variance request by Harbhajan S. Nagra. This Zone Variance will allow one structure to encroach into the McCall Specific Plan front setback located in the 3400 block of McCall on (APN: 358-070-78 & 79); and

WHEREAS, the Planning Commission conducted a public hearing, noticed in accordance with all State and local laws, and considered the Planning Division Staff Report, and all public testimony presented for the project prior to finalizing their recommendations to the City Council; and

WHEREAS, the Planning Commission examined and considered Environmental Assessment, and finds that the project is not consistent with the objectives and policies of the General Plan of the City of Selma; and

WHEREAS, based on substantial evidence provided in the Initial Study and the whole record before the Planning Commission for Environmental Assessment and public comments related to the project, it has been determined that this Zone Variance may have significant effects on the environment; and

WHEREAS, the Planning Commission deliberated and determined that the following findings can be made for denial of this Zone Variance. This recommendation is based on the reports, evidence and verbal presentations to support the actions taken at this meeting:

FINDINGS:

1. The Planning Commission finds that the proposed Zone Variance will not provide a stable and diverse community, and is consistent with orderly physical development of the community and is not detrimental to the health, safety, and general welfare of the City. It significantly supports the character and quality of life in the community.
2. The Planning Commission finds that the proposed Zone Variance does not meet the requirements and standards of development as set forth in both the Land Use Element and Circulation Element of the Selma General Plan and Selma Municipal Code. There are no physical constraints that would prohibit development.

NOW, THEREFORE, BE IT RESOLVED, that the City of Selma Planning Commission hereby finds and takes the following actions:

1. The above findings and recitals are true and correct and incorporated by this reference as though fully set forth at this point.
2. The above findings are supported by the record and presentation to the Planning Commission.
3. The Planning Commission recommends denial of this Zone Variance, subject to the Findings made part of this Resolution to the City Council.

The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the 27th day of April 2015, by the following vote, to wit:

AYES: COMMISSIONERS: NISWANDER, GONZALES, MONTIJO, EDWARDS, SERIMIAN

NOES: COMMISSIONERS: IVORY


ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS: SINDHER



JIM IVORY CHAIRMAN OF
THE PLANNING COMMISSION

ATTEST:



Bryant Hemby, Assistant Planner
Secretary, Selma City Planning Commission

RESOLUTION NO. 2015-0006

**A RESOLUTION OF THE SELMA PLANNING COMMISSION RECOMMENDING
DENIAL OF MCCALL SPECIFIC PLAN AMENDMENT
FOR THE NAGRA APARTMENTS
TO THE SELMA CITY COUNCIL**

WHEREAS, on April 27, 2015, the Selma Planning Commission, at a regularly scheduled public hearing, considered a McCall Specific Plan Amendment submitted Harbhajan S. Nagra. The McCall Specific Plan Map will be amended as followed: Re-designate +/- 0.50 of an acre from Elementary to High Density Residential in the 3400 block of McCall Avenue (APN: 358-070-78 & 79); and

WHEREAS, the Planning Commission conducted a public hearing, noticed in accordance with all State and local laws, and considered the Planning Division Staff Report, and all public testimony presented for the project prior to finalizing their recommendations to the City Council; and

WHEREAS, the Planning Commission examined and considered Environmental Assessment, and finds that the project is not consistent with the objectives and policies of the General Plan of the City of Selma; and

WHEREAS, based on substantial evidence provided in the Initial Study and the whole record before the Planning Commission for Environmental Assessment and public comments related to the project, it has been determined that this McCall Specific Plan Amendment may have significant effects on the environment; and

WHEREAS, the Planning Commission deliberated and determined that the following findings can be made for denying the proposed McCall Specific Plan Amendment to the Selma City Council. This recommendation is based on the, evidence and verbal presentations to support the actions taken at this meeting:

FINDINGS:

1. The Planning Commission finds that this McCall Specific Plan Amendment will not provide a stable and diverse community, and is consistent with orderly physical development of the community and is not detrimental to the health, safety, and general welfare of the City.
2. The Planning Commission finds that the proposed McCall Specific Plan Amendment does not meet the requirements and standards of development as set forth in both the Land Use Element and Circulation Element of the Selma General Plan and Selma Municipal Code. There are physical constraints that would prohibit development.

NOW, THEREFORE, BE IT RESOLVED, that the City of Selma Planning Commission hereby finds and takes the following actions:

1. The above findings and recitals are true and correct and incorporated by this reference as though fully set forth at this point.
2. The above findings are supported by the record and presentation to the Planning Commission.
3. The Planning Commission recommends denial of this McCall Specific Plan Amendment, subject to the Findings made a part of this resolution to the City Council.

The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the 27th day of April 2015, by the following vote, to wit:

AYES: COMMISSIONERS: NISWANDER, GONZALES, MONTIJO, EDWARDS,
SERIMIAN

NOES: COMMISSIONERS: IVORY

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS: SINDHER



JIM IVORY CHAIRMAN OF
THE PLANNING COMMISSION

ATTEST:



Bryant Hemby, Assistant Planner
Secretary, Selma City Planning Commission

CITY OF SELMA
MINUTES OF PLANNING COMMISSION MEETING
April 27, 2015

The meeting of the Selma Planning Commission was called to order at 6:03 p.m. in the Council chambers by Chairman Ivory. Commission members answering roll call were: Gonzalez, Edwards, Montijo, Niswander, Serimian, and Chairman Ivory. Commissioner Sindher was absent.

Also present were: City Attorney Slater and Assistant Planner Hemby.

The agenda for this meeting was duly posted in a location visible at all times by the general public seventy-two hours prior to this meeting.

CONSENT CALENDAR:

Commissioner Niswander recommended the minutes of March 23, 2015 be approved as written. Motion was seconded by Commissioner Edwards. Minutes were approved unanimously.

TRAFFIC/STREET ITEMS: No items to report

PLANNING COMMISSION ITEMS:

CONTINUATION OF THE PUBLIC HEARING ON THE NECESSARY ACTION FOR A GENERAL PLAN AMENDMENT, AND OTHER ENTITLEMENTS FOR THE NAGRA APARTMENTS *public hearing and approval:* Staff gave a background report on the proposed apartment complex which was continued from the November 24, 2014 Planning Commission meeting. At that meeting the Planning Commission requested additional information on the project's traffic impact. Staff went over the traffic report which the applicant had provided. Staff also advised the Commission that the project had been redesigned and was now only five units not six.

Chairman Ivory opened the public hearing portion of the meeting at 6:15 p.m.

Mr. Nick Sahota, 2132 Arrant Street, Selma, CA, the project engineer, discussed the changes that the applicant had made in redesigning the buildings and eliminating one of the apartments.

Ms. Varina Rosenfeld, Ms. Ran Vacor, Ms. Amit Nagra, all stepped forward in support of the project.

Mr. Harbhajan Nagra, 11160 S. Chestnut Ave., Fresno, CA, the property owner asked the Commission for their support of his project. He feels the project will benefit the community and assist the City with its apartments needs.

Mr. Joel Fedor and Ms. Donna Murray stepped to the podium in opposition of the project. Both were concerned with the rezoning, additional traffic, and the placement of apartments at this location.

Ms. Marty Averano, 2048 Hillcrest Street, Selma, CA, stepped forward to inquire about the traffic analysis, and requested clarification as to the amount of dwellings. Staff explained the project began as a six apartment complex but the latest proposal is for five apartments.

There being no further testimony, Chairman Ivory closed the public hearing at 6:22 p.m.

Commissioner Gonzalez expressed concerns about the rezoning as well as the traffic analysis that was submitted.

After discussion Chairman Ivory reopened the public portion of the meeting at 6:24 pm to allow further public comments.

Mr. John Everett, 1028 S Street, Fresno, CA, Traffic Engineer Consultant, stepped forward to provide information on the project's traffic study.

The Commission heard further comments in support and opposition of the project.

There being no further discussion, Chairman Ivory closed the public portion at 6:55 p.m.

After further discussion, Commissioner Edwards motioned to deny Resolution 2015-0005 General Plan Amendment 2015-0001. The motion was seconded by Commissioner Montijo, and carried with the following vote:

AYES:	Edwards, Montijo, Gonzalez, Serimian, Niswander
NOES:	Ivory
ABSTAIN:	None
ABSENT:	None

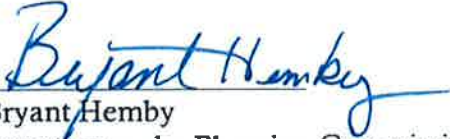
City Attorney Slater advised the Commission that the remaining resolutions could be voted on as one or separately.

Commissioner Niswander motioned to deny resolutions Nos. 2015-0006, 2015-0007, 2015-0008. The motion was seconded by Commissioner Gonzales, and carried with the following vote:

AYES:	Niswander, Gonzales, Montijo, Edwards, Serimian
NOES:	Ivory
ABSTAIN:	None
ABSENT:	None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:18 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Bryant Hemby".

Bryant Hemby
Secretary to the Planning Commission

A handwritten signature in blue ink, appearing to read "Jim Ivory".

Jim Ivory, Chairman of the
Planning Commission

STAFF REPORT

REGULAR PLANNING COMMISSION MEETING DATE:

April 27, 2015

ITEM NO: 2.

SUBJECT: The purpose of this agenda item is to continue the public hearing to consider the entitlements needed for the proposed Nagra Apartment Complex near McCall Avenue and Nelson Boulevard.

BACKGROUND: The applicant Harbhajan S. Nagra, would like to develop his property on the corner of McCall Avenue and Nelson Boulevard. The parcel is vacant at this time and Mr. Nagra has submitted a conceptual site plan for an apartment complex. Before the site plan can be approved the following entitlements are needed:

- A General Plan Land Use Amendment changing the current Medium Low Density Residential Designation to High Density Designation.
- A McCall Specific Plan Amendment changing the land designation from Elementary to High Density.
- A Zone Change changing the zoning from Residential Single Family (7,000) square foot (R-1-7) to Medium High Density Residential Zoning.
- A Zone Variance to allow one structure to encroach 10' into the front setback.

The Planning Commission heard this item at their September 22, 2014 regular meeting. During the public hearing, several citizens voiced concerns regarding traffic, onsite improvements, and building design. After the Staff Report and public comments, the Commission continued the public hearing and directed staff to provide additional information on traffic and a redesign of the project, for further consideration.

DISCUSSION: A Traffic Warrant Analysis was performed by Central Valley Engineering and Surveying, to provide information on the traffic impact for McCall Avenue and Nelson Boulevard, to determine if a traffic signal at the project's entrance would be warranted.

The consultant determined that the project does impact the intersection and recommends the following mitigations:

- Formalize the sneaker westbound right-turn on Nelson Boulevard and restricting on-street parking along the westbound approach near the intersection.
- The project should pay its fair share for the installation of a traffic signal and other offsite improvements.

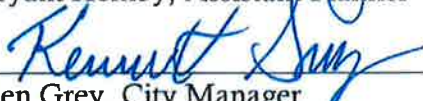
The applicant has reconfigured the site plan and decreased the number of residential units from six to five. By removing one of the structures, the applicant anticipates that the concerns regarding the two story structures impacting the surrounding properties and the aesthetics of the community are mitigated. Selma's Municipal Code allows two story residential structures in all residential zoning. The project site is suitable for the proposed residential use. The project will assist Selma in meeting the Regional Housing numbers as required by State Law. Staff has placed conditions on the Site Plan to mitigate the impacts of the project.

<u>COST:</u> (Enter cost of item to be purchased in box below)		<u>BUDGET IMPACT:</u> (Enter amount this non-budgeted item will impact this years' budget in box below – if budgeted, enter NONE).
None		None
<u>FUNDING:</u> (Enter the funding source for this item in box below – if fund exists, enter the balance in the fund).		<u>ON-GOING COST:</u> (Enter the amount that will need to be budgeted each year in box below – if one-time cost, enter NONE).
Funding Source: N/A Fund Balance: N/A		None

RECOMMENDATION: Staff recommends approval of the project with conditions.


Bryant Hemby, Assistant Planner

4/23/2015
Date


Ken Grey, City Manager

4/23/2015
Date

<i>Attachments</i>	<i>Page</i>
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2. Site Plan & Elevations	4-5
3. Resolutions	
Resolution No. 2015-0005 recommending approval of General Plan Amendment No. 2013-0054 to the City Council.....	6-7
Resolution No. 2015-0006 recommending McCall Specific Plan No. 2013-0054 to the Selma City Council	8-9
Resolution No. 2015-0007 recommending approval of Zone Change from 2013-0054 to the Selma City Council	10-11
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4. Central Valley Traffic Analysis	14-24

CITY OF SELMA
MINUTES OF PLANNING COMMISSION MEETING
September 22, 2014

The meeting of the Selma Planning Commission was called to order at 6:06 p.m. in the Council chambers by Commissioner Serimian. Commission members answering roll call were: Gonzalez, Kessler, Sindher, Ivory and Serimian. Commissioner Edwards was absent.

Also present were: City Attorney Slater and Assistant Planner Hemby.

The agenda for this meeting was duly posted in a location visible at all times by the general public seventy-two hours prior to this meeting.

CONSENT CALENDAR: The minutes of the August 28, 2014, regular meeting were approved unanimously as written.

Staff advised the Commission that because of a noticing error the third site seeking a General Plan Amendment and Zone Change for 1261 & 1265 Rose Avenue was being pulled from the agenda and will be set for a new Planning Commission Meeting.

CONSIDERATION AND NECESSARY ACTION FOR A GENERAL PLAN AMENDMENT, ZONE CHANGE, MCCALL SPECIFIC PLAN AMENDMENT, LOT MERGER, ZONE VARIANCE AT 2828 MCCALL AVENUE, SELMA, CA 93662. public hearing and approval: The City of Selma is seeking a General Plan Amendment to re-designation the parcels from single family residential to multifamily residential. Along with this General Plan Amendment the parcel must be rezoned from R-1-7 to R3. The lots are also located in the McCall Specific Plan Area with a Vacant/Undeveloped land use designation. This designation will be changed to High Density Residential to comply with the General Plan Map. The two parcels will be merger in to one which will allow a larger foot print for the project. A Zone Variance is needed to allow two of the buildings to encroach 10 feet into the 30' front set back area.

Commissioner Serimian opened the public hearing portion of the meeting at 6:15 p.m.

Lydia Mendez, 2004 Gaither Street, Selma, CA 93662, stepped forward and stated some concerns regarding the tenants that the apartment might bring.

Michael Rosenfeld, 2481 Silverbooke, Kingsburg, CA 93631, the builder of the apartment complex stepped forward to speak in favor of the project and to give a better description of his project.

Commissioner Sindher asks if the traffic access would be on McCall or the Alley. Staff explained the current design shows the traffic access will be in the alley.

Joey Valdez, 2835 A Street, Selma, CA. 93662, stepped forward and asked voiced her concerns about the new tenants.

Varina Rosenfeld, 2481 Silverbooke, Kingsburg, CA 903631 stepped forward and reinforced her husband's comment on the upscale and quality of the development.

Commissioners Serimian asked for clarification from the developer on the size of the project and some design features. Mr. Michael Rosenfeld stepped forward and answered Commissioners Serimian inquiries.

Jesse Mendez, 2004 Gaither Street, Selma, CA 93662, stepped forward and had concerns about graffiti, parking and other security problems that are associated with apartments.

Commissioner Gonzalez made a comment regarding traffic, water and sewer and stated that he could not support the General Plan Amendment exemption from CEQA.

After discussion Commissioner Serimian motioned to recommend approval of Resolution No. 2014-0009, a General Plan Amendment re-designating two parcels from Medium Low Density Residential to High Density Residential, the motion was seconded by Commissioner Ivory. The motion carried by the following vote:

AYES:	Serimian, Ivory Kessler, Sindher
NOES:	Gonzalez
ABSTAIN:	None
ABSENT:	Edwards

Staff explained the project had several entitlements that were being approved for both sites and it may be confusing to approve each resolution separately. Commissioner Serimian motioned to approve and recommend the following resolutions to the City Council: Resolution No. 2014-0010 a McCall Specific Plan Amendment re-designating two parcels from Vacant/Undeveloped to High Density; Resolution No. 2014-0011 rezoning two parcels from R-1-7 to R-3; Resolution No. 2014-0012 for a Lot Merger; and Resolution No. 2014-0013 for a Zone Variance to allow two new buildings to encroach 10' into the 30' front yard setback. The motion was seconded by Commissioner Ivory. The motion carried by the following vote:

AYES:	Serimian, Ivory, Kessler, Sindher
NOES:	Gonzalez
ABSTAIN:	None
ABSENT:	Edwards

CONSIDERATION AND NECESSARY ACTION FOR A GENERAL PLAN AMENDMENT , ZONE CHANGE, MCCALL SPECIFIC PLAN, AND A ZONE VARIANCE FOR ASSESSORS PARCELS NUMBER: 358-070-78 & 358-070-79, LOCATED IN THE 3400 BLOCK OF MCCALL AVENUE, SELMA, CA 93662 – public hearing and approval: Staff reported that the City of Selma is seeking a General Plan Amendment to re-designate a vacant parcel from Single Family Residential to Multifamily Residential. Along with this General Plan Amendment the parcel must be rezoned from R-1-7 to R-3. The lots are in the McCall Specific Plan Area and the designation will be changed from Elementary to High Density Residential. A Zone Variance is needed to allow two of the buildings to encroach 10' into the 30' front set back area in the McCall Specific Plan standards.

Commissioner Serimian opened the public hearing portion of the meeting at 7:20 p.m.

Nick Sahota, 2132 High Street, the designer for the project stepped forward and asked the Commission for their support of the project.

Harbhajan S. Nargra, from 11160 S. Chestnut, Fresno, CA 93725, the owner of the property gave a brief description of the project to the Commission.

Donna Murry, 2051 Hillcrest Street; Marty Alvarado, 2048 Hillcrest Street; Connie Lujan, 2053 Hillcrest Street; Frank Whitlock, 2005 Hillcrest Street; Joel Fedor, 2021 Hillcrest Street; Phyllis English, 2039 Hillcrest Street, all stepped forward and spoke in opposition of the project because of issues with traffic, noise, and other concerns associated with apartments.

Commissioner Gonzalez discussed the safety issue with traffic, and stated that he could not support this General Plan Amendment.

Commissioner Serimian reopened the public portion of the meeting.

Varina Rosenfeld, 2481 Silverbooke, Kingsburg, CA 903631 reinforced her husband's comment on the upscale housing development.

Commissioner Serimian closed the public portion again and referred the item to the Commission for consideration.

Commissioner Ivory discussed the traffic issued and aesthetics of the project.

City Attorney Slater recommended the previously approved resolutions 2014-0009, 2014-0010 and 2014-0012 be amended to remove the second project 3400 McCall project Assessor's Parcel Number 358-070-78 and 358-070-79 prior to being recommended to the City Council.

Commissioner Serimian recommended Resolution No. 2014-0009, a General Plan Amendment re-designating two parcels from Medium Low Density Residential to High Density Residential with amendments to the City Council. The motion was seconded by Commissioner Sindher. The motions carried by the following vote:

AYES:	Serimian, Sindher, Kessler, Ivory,
NOES:	Gonzalez
ABSTAIN:	None
ABSENT:	Edwards

Commissioner Serimian recommended Resolution No. 2014-0010, a McCall Specific Plan Amendment re-designating two parcels from Vacant/Undeveloped to High Density Residential with amendments to the City Council. The motion was seconded by Commissioner Kessler. The motions carried by the following vote:

AYES:	Serimian, Kessler, Ivory, Sindher
NOES:	Gonzalez
ABSTAIN:	None
ABSENT:	Edwards

Commissioner Serimian recommended Resolution No. 2014-0011, a Zone Change of two parcels at 2828 McCall Avenue from R-1-7 to R-3 with amendments to the Selma City Council. The motion was seconded by Commissioner Ivory. The motions carried by the following vote:

AYES: Serimian, Ivory, Kessler, Sindher,
NOES: Gonzalez
ABSTAIN: None
ABSENT: Edwards

Commissioner Serimian approved Resolution No. 2014-0013, a Zone Variance for 2828 McCall Avenue with amendments excluding Assessor's Parcel Numbers: 358-070-78 and 358-070-79. The motion was seconded by Commissioner Ivory. The motion carried by the following vote:

AYES: Serimian, Ivory, Kessler, Sindher,
NOES: Gonzalez
ABSTAIN: None
ABSENT: Edwards

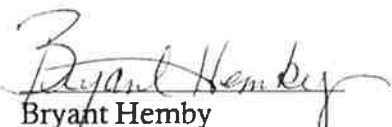
At this time staff explained to the applicants and the audience, that 2828 McCall Avenue will move forward to the City Council on the 6th of October, for approval of the General Plan Amendment. The 3400 McCall project would be continued to the October 27, 2014 Planning Commission for further consideration.

DIRECTOR'S REPORTS:

None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,


Bryant Hemby
Secretary to the Planning Commission


Danny Serimian, Chairperson of the
Planning Commission

**SELMA PLANNING COMMISSION
STAFF REPORT**

Meeting Date: September 22, 2014

TO: Selma Planning Commission
FROM: Community Development Department
SUBJECT: AGENDA ITEM NO.

General Plan Amendment
McCall Specific Plan Amendment
Zone Change
Zone Variance
Lot Merger
Environmental Assessment

Summary and Purpose

The purpose of this agenda item is to conduct a public hearing to consider several entitlements which includes: 1) General Plan Amendment of six parcels; 2) Zone Change for six parcels; 3) Specific Plan Amendment for four parcels; 4) Lot Merger of two parcels into one; 5) Zone Variance for four parcels and an Environmental Assessment.

First Project Site Application Information

Applicant: Harry Stepanian & Pam Stepanian Family Trust Est., 16766 McCall Avenue, Selma, CA. 93662.

Project Locations: 2828 McCall Avenue, (APN: 358-061-15 &-16).

Land Use; General Plan; Zoning: Vacant, Medium Low Density, R-1-7.

Applicant's Proposal: The property owner wants to build a new apartment complex on these two vacant parcels. This project will require the following entitlements.

General Plan Amendment: Re-designate the General Plan Land Use Designation from Medium Low Density Residential to High Density Residential.

McCall Specific Plan Amendment: Re-designate the McCall Specific Plan Land Use Designation from Vacant/Undeveloped to High Density Residential.

Zone Change: A Zone Change to change the current zoning from R-1-7 to R-3.

Zone Variance: A Zone Variance to allow two of the new buildings to encroach 10' into the front setback.

Lot Merger: The Lot Merger will merge the existing two parcels into one.

First Project Discussion and Analysis

Mr. Stephanian the owner of 2828 McCall Avenue purchased two parcels with the idea of placing apartments on them. Currently the parcels are zoned R-1-7 residential with a Medium Low Density General Plan Land Use Designation. The Land Use Designation must be changed from Medium Low Density Residential to High Density Residential in order for the project to move forward. The two parcels are also located in the McCall Specific Plan area with a Vacant/Undeveloped Land Use. To be consistent with the General Plan Map and the new zoning, the McCall Specific Plan Map must be changed from Vacant/Undeveloped to High Density Residential. The Zone Change will change the current zoning from R-1-7 to R-3. The Zone Variance is to allow two of the new apartments to encroach 10' into the front 30' yard setback required by the McCall Specific Plan. This encroachment will allow the new structures to align with the existing buildings to the north and south. The lot merger will combine the two existing parcels into one.

Second Project Site Application Information

Applicant: Harbhajan S. Nagra, 11160 S. Chestnut Ave., Fresno, CA 93725.

Project Locations: Vacant parcels at (APN: 358-070-79 & 78).

Land Use; General Plan; Zoning: Vacant, Medium Low Density Residential, R-1-7.

Applicant's Proposal: The property owner wants to build a new apartment complex on these two vacant parcels. This project will require the following entitlements.

General Plan Amendment: Re-designate the General Plan Land Use Designation from Medium Low Density to High Density Residential.

McCall Specific Plan Amendment: Re-designate the McCall Specific Plan Land Use Designation from Elementary to High Density Residential.

Zone Change: A Zone Change to change the current zoning from R-1-7 to R-3.

Zone Variance: A Zone Variance to allow two of the new buildings to encroach 10' into the front setback.

Second Project Site Discussion and Analysis

Mr. Nagra purchased two parcels to build apartments on them. On July 28, 2014 these two parcels were merged, however this lot merger has not been recorded as of yet. Currently the parcels are zoned R-1-7 Residential and have a Medium Low Density General Plan Land Use Designation. The Land Use Designation must be changed from Medium Low Density Residential to High Density Residential. The two parcels are also located in the McCall Specific Plan area with an Elementary Land Use Designation. To be consistent with the General Plan Map and the new zoning, the McCall Specific Plan Map must be changed from Elementary to High Density Residential. The Zone Change will change the current zoning of these parcels from R-1-7 to R-3. The Zone Variance is to allow two of the new apartments to encroach 10' into the front 30' yard setback. This encroachment will allow the new structures to align with the existing buildings to the north and south.

Third Project Site Application Information

<u>Applicant:</u>	Kristie Serimian, 2414 Chaparral, Selma, CA. 93662.
<u>Project Locations:</u>	1265 & 1261 Rose Avenue, Selma, CA (APN: 389-261-18 & 19).
<u>Land Use; General Plan; Zoning:</u>	Residential, Medium Low Density, R-1-7.
<u>Applicant's Proposal:</u>	The property owners wants the ability to have an office in the existing residential structure. To accomplish this change the following entitlements are required.
<u>General Plan Amendment:</u>	This General Plan Amendment will change the current Land Use Designation from Medium Low Density to Community Office.
<u>Zone Change:</u>	A Zone Change to change the current zoning from R-1-7 Residential to C-O Commercial Office.

Third Project Site Discussion and Analysis

Ms. Serimian the owner wants the ability to have an office in an existing single family resident. The Residential Land Use does not allow an office that generates pedestrian traffic; however the Commercial Office Land Use does allow a low impact office is a single family resident. The property will be changed from Medium Low Density Residential to Commercial Office and be rezoned from R-1-7 to C-O.

Environmental (CEQA)

These projects are consistent with the CEQA Guidelines for a Categorical Exemption (Section 15061(b) (3) as a General Rule project and (Section 15195.(a)(3) as a Residential Infill Project. These entitlements will make the General Plan Map, the McCall Specific Plan Map and the Zoning Map consistent per state law.

Notice of Public Hearing

The Notice of Public hearing has been published one time in The Selma Enterprise on September 10, 2014, as well as the notification to adjacent property owners within a 300-foot radius of the site.

Recommendation

Staff recommends the Planning Commission adopt Resolutions No's; 2014-0009, 2014-0010, 2014-0011, 2014-0012, 2014-0013, 2014-0014, 2014-0015.


Bryant Hemby, Assistant Planner
Community Development Department

Approved by:

Kenneth Grey, City Manager
Interim Community Development Director

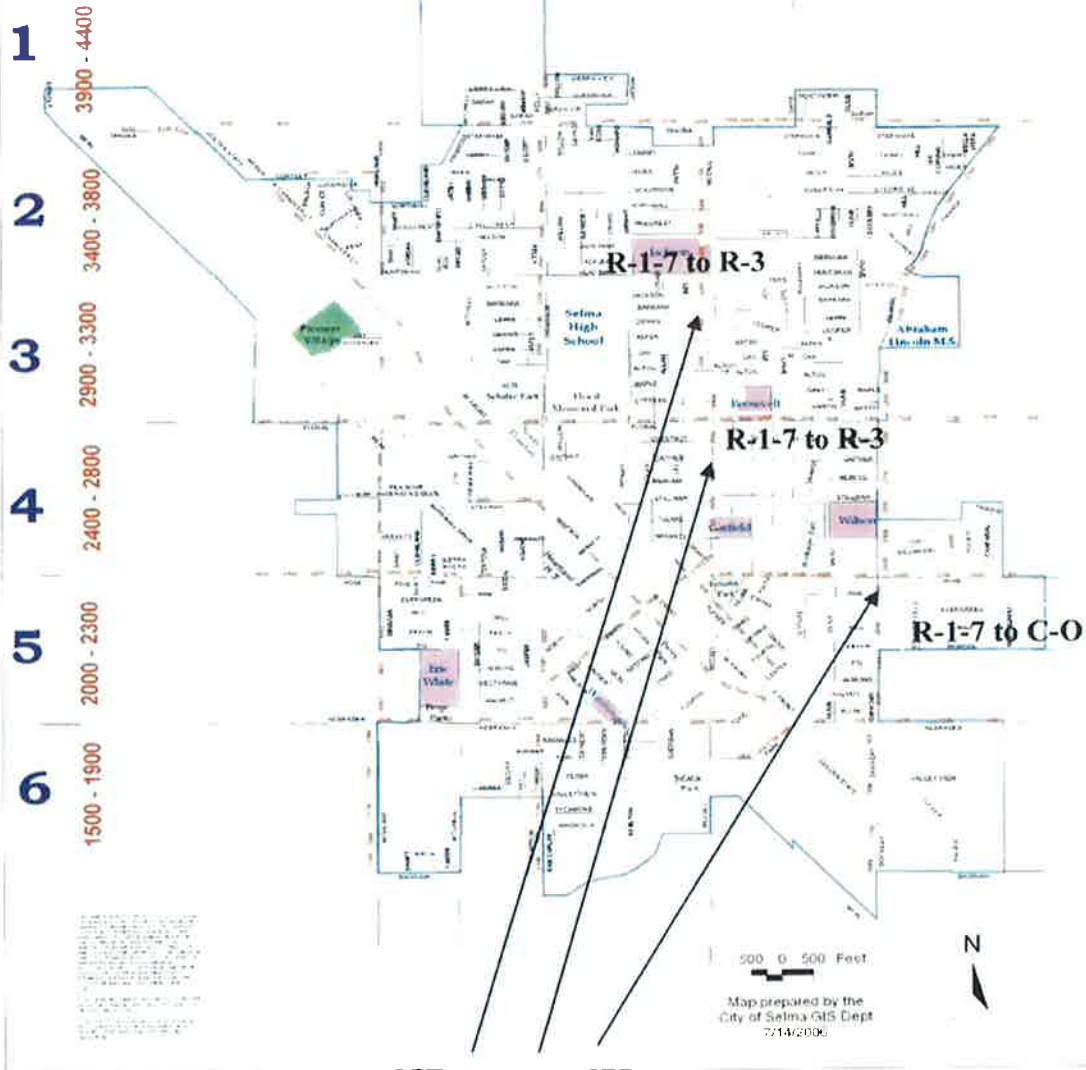
Attachments

1. Maps:	
Location Map	6
General Plan Map	7
Zoning Map	8
McCall Specific Plan Map	9
2. Site Plan & Elevations:	
Site & Elevations for the 3400 block of McCall	10 – 11
Site & Elevations for 2828 McCall	12 – 14

3. Resolutions:	
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Resolution No. 2014-0010 recommending approval of McCall Specific Plan Amendment No. 2014-0001 to the Selma City Council	17-18
Resolution No. 2014-0011 recommending approval of Zone Change To the Selma City Council	19-20
Resolution No. 2014-0012 approving Lot Merger No. 2014-0020	21-22
Resolution No. 2014-0013 approving Zone Variance No. 2014-0020 ...	23-24
Resolution No. 2014-0014 recommending approval of General Plan Amendment No. 2014-0001 to the Selma City Council	25-26
Resolution No. 2014-0015 recommending approval of Zone Change No. 2014-0001 to the City Council.....	27 -28
3. Zone Ordinance	29 - 31

City of Selma

A	B	C	D	E	F
4000 - 3500	3400 - 2900	2800 - 2500	2400 - 2000	1900 - 1300	1200 - 900



SUBJECT PROPERTIES

APN 358-070-78 & 79
2828 McCall
1261 & 1265 Rose

CITY OF SELMA
COMMUNITY DEVELOPMENT
DEPARTMENT



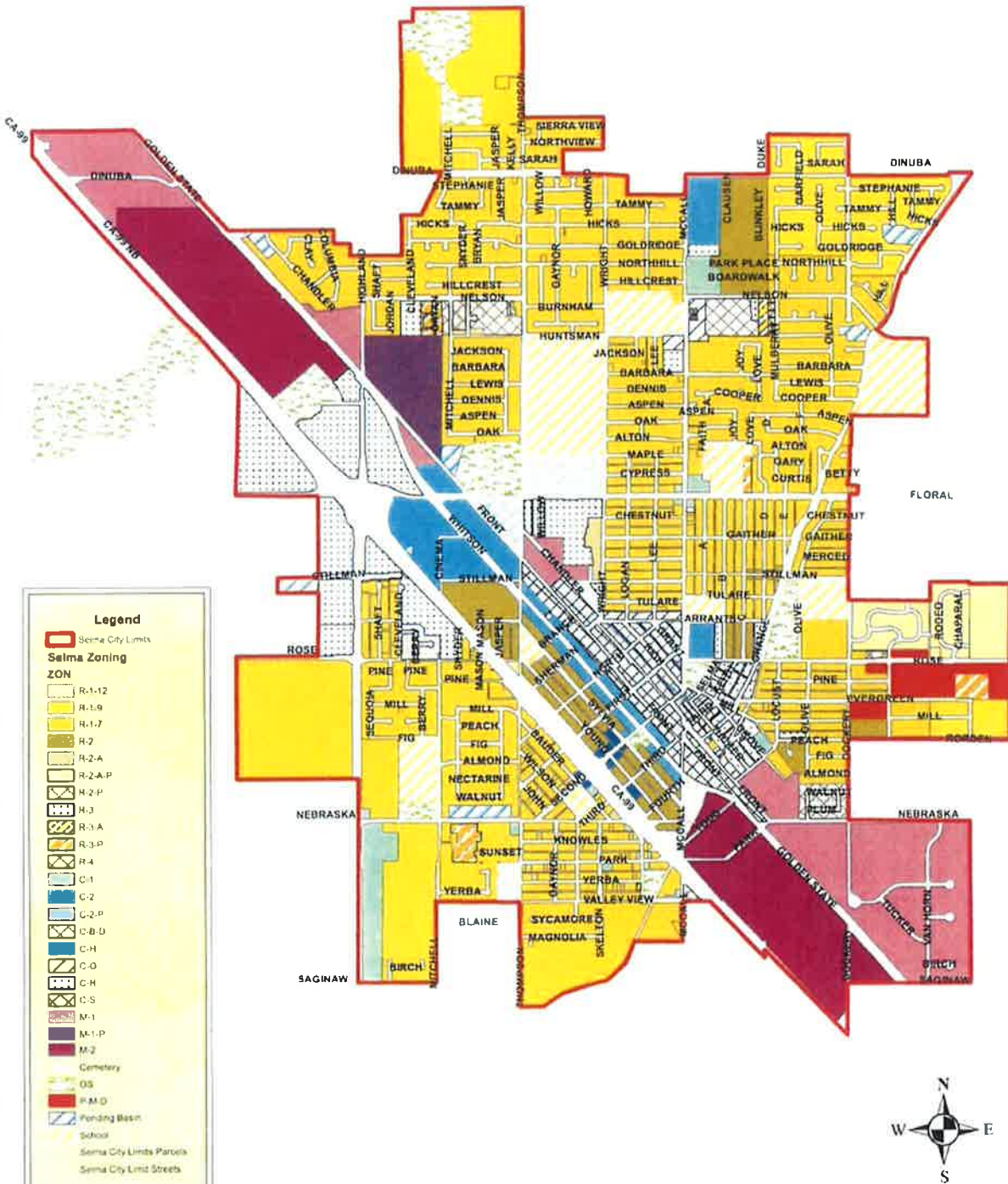


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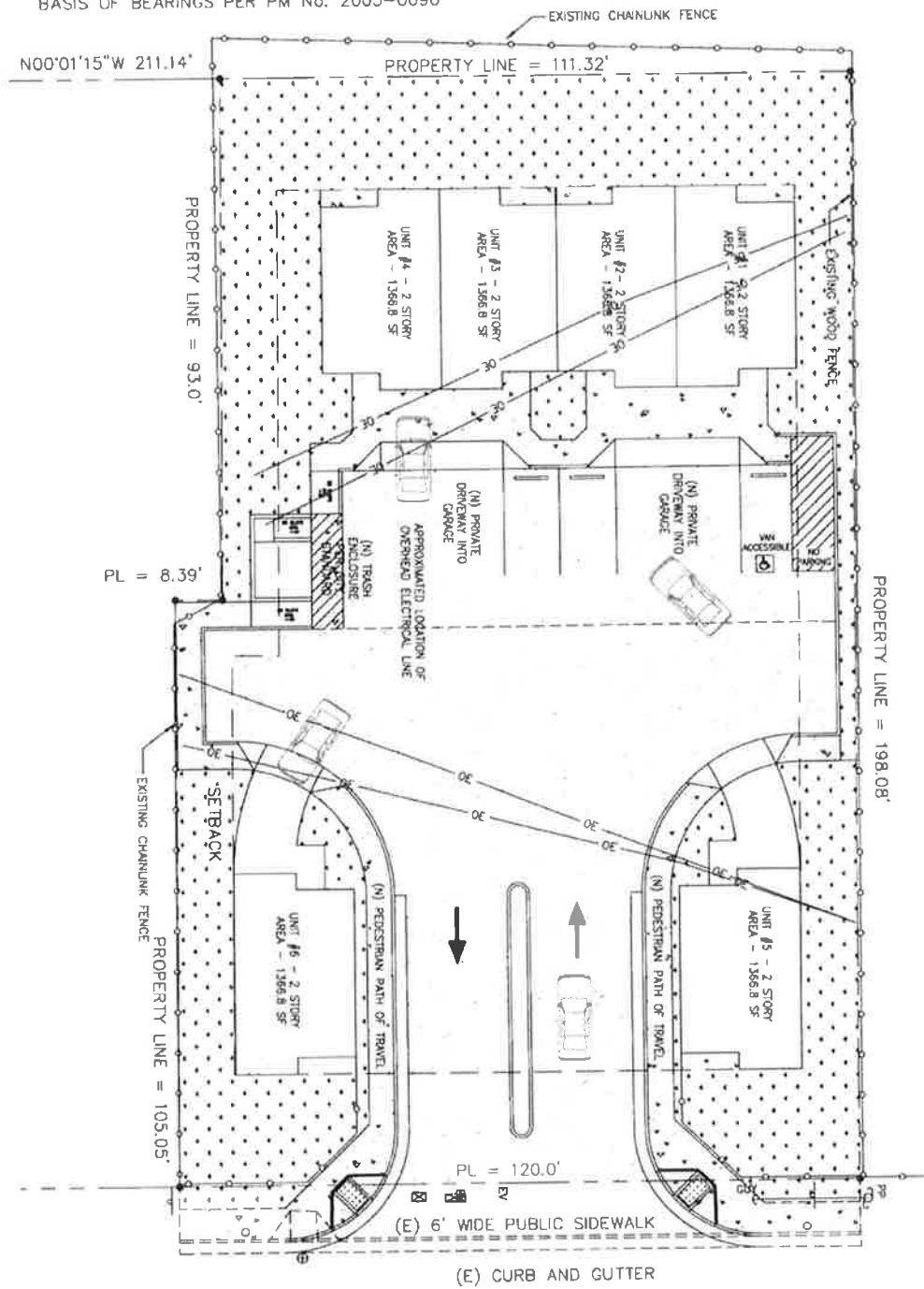


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City of Selma Zoning

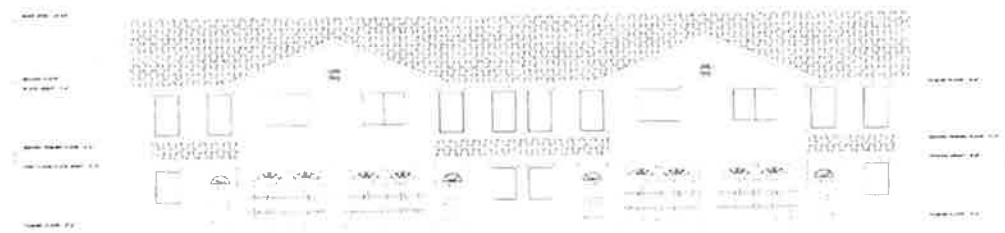


BASIS OF BEARINGS PER PM No. 2005-0090



SOUTH McCALL AVENUE





FRONT ELEVATION

SCALE 1/8"



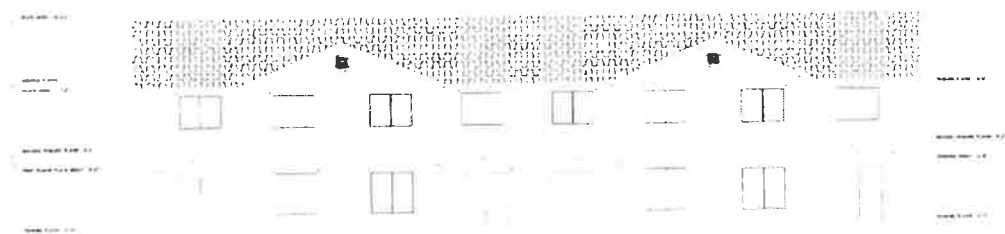
LEFT SIDE ELEVATION

SCALE 1/8"



RIGHT SIDE ELEVATION

SCALE 1/8"



REAR ELEVATION

SCALE 1/8"

Attachment No. 11

Central Valley Traffic Reports 2015



CENTRAL VALLEY ENGINEERING AND SURVEYING

2016 Second Street Selma, CA 93662 Phone: (559) 891-8811 Fax: (559) 682-3812 info@cveas.com www.cveas.com

2/26/15

John Everett PE, TE
Central Valley Engineering and Surveying Inc.
2132 High Street
Selma CA 93662

Bryant Hembly
Assistant Planner
City of Selma
1710 Tucker Avenue
Selma CA 93662

RE: Traffic Analysis for the Nagra Apartment Project at the intersection of McCall Avenue and Nelson Boulevard

Dear Mr. Hembly

As a follow up to my initial traffic signal warrant analysis, I would like to submit the results of a level of service analysis of the above referenced intersection during both AM and PM peak hours, and showing the intersection's state of operation when the project's projected traffic is included and not. Traffic volume data was taken at the above referenced intersection on Tuesday, January 13, 2015 during AM and PM peak hours of 7 AM-9 AM and 3 PM- 5 PM. The projected peak hour traffic volume for the apartment complex is estimated as 10% of the daily traffic generated by the development which was supplied by the city as a total of 54 vehicle trips per day. Therefore, six vehicle trips were estimated to occur during peak AM or PM peak hours. These six trips were then evenly distributed amongst the possible routes leaving from and returning to the apartment complex. Level of Service for the intersection, individual approaches, and individual turning movements at McCall Avenue and Nelson Avenue were then determined due to calculated delay and the results are as follows:

Level of Service of the intersection

AM Peak Hour - Existing	C
PM Peak Hour - Existing	B
AM Peak Hour - Existing + Project	D
PM Peak Hour - Existing + Project	B

Level of Service for individual approaches

	EB	WB	NB	SB
AM Peak Hour - Existing	-	D	B	B
PM Peak Hour - Existing	-	B	B	B
AM Peak Hour - Existing + Project	A	E	B	C
PM Peak Hour - Existing + Project	A	B	B	B



CENTRAL VALLEY ENGINEERING AND SURVEYING

The Level of Service calculations for the individual turning movements are as follows:

	Level of Service for individual turning movements											
	ELT	ETH	ERT	WLT	WTH	WRT	NLT	NTH	NRT	SLT	STH	SRT
AM Peak Hour - Existing	-	-	-	E	-	B	-	B	B	B	B	-
PM Peak Hour - Existing	-	-	-	B	-	B	-	B	B	B	B	-
AM Peak Hour - Existing + Project	B	A	A	F	F	C	B	B	C	C	C	B
PM Peak Hour - Existing + Project	A	A	A	B	B	B	B	B	C	C	B	B

As the data shows, all individual turning movements of the intersection operate at satisfactory levels of service with the exception of the westbound Nelson Avenue left turn movement/pocket which operated at unsatisfactory levels of delay during the 6:45-7:45 AM peak hour in both the existing and existing plus project models. With a calculated peak hour factor of .57, the increase in traffic volume along this westbound approach is quite sudden and extreme from 7:00 AM to 7:30 AM.

The Traffic Circulation Element found in Appendix J of the City of Selma 2035 General Plan Update strives to maintain a minimum Level of Service of D at all unsignalized intersections with the city of Selma. The addition of a fourth leg to the intersection with the anticipated traffic from the proposed development changes the level of service for the intersection from a "C" to a "D". While a level of service of a "D" is still acceptable, the need for upgrades to traffic controls at this location should occur in the near future with continued area development or regional growth.

In order to mitigate any traffic impacts for which the Nagra Development is responsible, there are a few improvements that should improve the operation of the intersection. First, I would formalize the sneaker westbound right-turn lane, and the separation of right-turning and left-turning westbound traffic by restricting on-street parking along the westbound approach near the intersection and creating two distinct lanes with the application of pavement markings if possible. A second mitigation measure would be the installation of a traffic signal at this location. Any development adjacent to this intersection would need to anticipate a future traffic signal installation.

As the proposed development is responsible for some traffic impacts to the intersection, the developer would be responsible to pay for an equitable share of the costs of installing a traffic signal at the subject intersection. Using Caltran's *Guide for the Preparation of Traffic Impact Studies* (December 2002) Appendix B; *Methodology for Calculating Equitable Mitigation Measures*, I calculated the equitable share for the proposed project's traffic impact as .82% of the traffic signal installation.

If I can be of any further assistance, please do not hesitate to call me at (559) 891-8811 between 8 AM and 5 PM, Monday through Friday, or by email at jeverett@cveas.com.

Sincerely,

John Everett PE, TE
Traffic Engineer Reg. No. TR2015

1/21/15

• • •

John Everett PE
Central Valley Engineering and Surveying Inc.
2132 High Street
Selma CA 93662

RECEIVED
JAN 21 2015
City of Selma
Community Development Department

REVIEW 1/26/2015

Bryant Hembly
Assistant Planner
City of Selma
1710 Tucker Avenue
Selma CA 93662

RE: Traffic Signal Warrant Analysis for the Nagra Apartment Project at the intersection of
McCall Avenue and Nelson Boulevard

Dear Mr. Hembly

In accordance with the request made at the September 22nd Planning commission meeting, Central valley engineering and Surveying Inc. was tasked with performing the above referenced analysis. Traffic data was collected beginning Tuesday, January 6th 2015. As the planning department requested we show traffic volume when school was in session, data collection was extended into the following week. Once AM and PM Peak Hour patterns were established by the machine counters, staff manually collected vehicle turning movement counts and pedestrian counts during these hours These were performed on Tuesday, January 13th 2015. Using the data collected and observations made on-site I performed a traffic signal warrant analysis using the worksheets provided in the 2014 California Manual of Traffic Control Devices.

First, I noted that there were significant reductions in traffic volume at this intersection in the northbound and southbound McCall Avenue approaches, when comparing the 2015 data with data from the 2007 study. I am unable to account for this reduction in traffic volumes except to wonder if McCall Avenue may see some additional traffic during certain seasons. Traffic Volume Tube Counts were begun 1/6/2015 and were completed by 1/15/2015. Extremely high traffic volume was observed and recorded travelling westbound on Nelson Blvd. for short durations around 8:00-8:30 AM in the morning and 2:00-2:30 PM in the afternoon. This spike in traffic volumes were attributed to large numbers students being dropped off or dismissed around these times and the resulting traffic that was generated. As a result of this early morning school traffic, warrant No. 3, for Peak Hour Delay of traffic on this minor street was triggered for the 7:30 to 8:30 AM Peak Hour.

I should point out that this particular traffic signal warrant (third of nine) would not have been triggered if this approach was shown as a two lane approach; a separate left turn lane and right turn lane, as it currently functions, instead of a single lane serving both movements. The

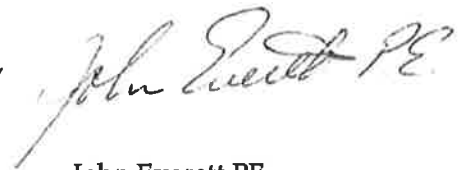
Nelson Boulevard westbound approach is 20 foot wide, and right turning traffic is separating itself from the left turn queue and forming its own queue to make right turns.

However, because on-street parking is permitted on the north side of this approach, in effect negating the right turning sneaker lane, and there is no lane markings formalizing this right turn lane, Nelson Avenue falls into the single lane approach category on the worksheet and the peak hour delay warrant is triggered. The current unofficial right turn sneaker lane greatly enhances the operation of this intersection and keeps the westbound approach from backing up more than it already does. As a result, the rather lengthy queues that develop when these spikes in westbound traffic volumes take place are reduced relatively quickly.

This does not mean that this intersection isn't close to reaching capacity for all-way stop control. In order to provide an additional gage of the current state of operation of this intersection, I calculated the amount of delay and level of service for each approach and individual turning movement **as the intersection currently functions on a daily basis**. The Westbound left turn movement is the only movement that indicates significant delay of 47.4 seconds and a Level of Service of E. As a result the entire westbound approach shows an approach delay of 34.4 seconds and an approach Level of Service of D which is the minimum acceptable level of service in the 2035 General Plan. The Northbound, Southbound approaches and turning movements and the westbound right turn movement maintained Level of services of B and operate quite satisfactorily.

The installation of a traffic signal would not necessarily guarantee that the westbound approach would not continue to experience excessive queue lengths and delay at this location. As requested, I am attaching copies of the machine counts, peak hour turning movement diagrams, the traffic signal warrant worksheets, and a current proposed project site plan (eastbound approach layout). If there are any additional questions, or I can be of further assistance please contact me at our office at (559)891-8811 or by email at jeverett@cveas.com.

Sincerely,



John Everett PE
Traffic Engineer

Attachments
Traffic Signal Warrant Analysis Worksheets
Traffic Tube Counts
Site Plan
AM/PM Peak Hour Volumes
Vicinity map

CHAPTER 4C. TRAFFIC CONTROL SIGNAL NEEDS STUDIES

Section 4C.01 Studies and Factors for Justifying Traffic Control Signals

Standard:

01 An engineering study of traffic conditions, pedestrian characteristics, and physical characteristics of the location shall be performed to determine whether installation of a traffic control signal is justified at a particular location.

01a On State highways, the engineering study shall include consideration of a roundabout (yield control). If a roundabout is determined to provide a viable and practical solution, it shall be studied in lieu of, or in addition to a traffic control signal.

Guidance:

01b On local streets and highways, the engineering study should include consideration of a roundabout (yield control). If a roundabout is determined to provide a viable and practical solution, it should be studied in lieu of, or in addition to a traffic control signal.

Support:

01c Refer to Caltrans' website (<http://www.dot.ca.gov/hq/traffops/liaisons/ice.html>) for more information on the Traffic Operations Policy Directive 13-02, Intersection Control Evaluation (ICE), and other resources for the evaluation of intersection traffic control strategies.

02 The investigation of the need for a traffic control signal shall include an analysis of factors related to the existing operation and safety at the study location and the potential to improve these conditions, and the applicable factors contained in the following traffic signal warrants:

Warrant 1, Eight-Hour Vehicular Volume

Warrant 2, Four-Hour Vehicular Volume

Warrant 3, Peak Hour

Warrant 4, Pedestrian Volume

Warrant 5, School Crossing

Warrant 6, Coordinated Signal System

Warrant 7, Crash Experience

Warrant 8, Roadway Network

Warrant 9, Intersection Near a Grade Crossing

03 The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

Support:

04 Sections 8C.09 and 8C.10 contain information regarding the use of traffic control signals instead of gates and/ or flashing-light signals at highway-rail grade crossings and highway-light rail transit grade crossings, respectively.

Guidance:

05 A traffic control signal should not be installed unless one or more of the factors described in this Chapter are met.

06 A traffic control signal should not be installed unless an engineering study indicates that installing a traffic control signal will improve the overall safety and/or operation of the intersection.

07 A traffic control signal should not be installed if it will seriously disrupt progressive traffic flow.

08 The study should consider the effects of the right-turn vehicles from the minor-street approaches.

Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count when evaluating the count against the signal warrants listed in Paragraph 2.

09 Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. The site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left-turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The

pavement markings, roadway lighting, driveways, nearby railroad crossings, distance to nearest traffic control signals, utility poles and fixtures, and adjacent land use.

G. A collision diagram showing crash experience by type, location, direction of movement, severity, weather, time of day, date, and day of week for at least 1 year.

¹⁸ The following data, which are desirable for a more precise understanding of the operation of the intersection, may be obtained during the periods described in Item B of Paragraph 17:

A. Vehicle-hours of stopped time delay determined separately for each approach.

B. The number and distribution of acceptable gaps in vehicular traffic on the major street for entrance from the minor street.

C. The posted or statutory speed limit or the 85th-percentile speed on controlled approaches at a point near to the intersection but unaffected by the control.

D. Pedestrian delay time for at least two 30-minute peak pedestrian delay periods of an average weekday or like periods of a Saturday or Sunday.

E. Queue length on stop-controlled approaches.

Standard:

¹⁹ **Delay, congestion, approach conditions, driver confusion, future land use or other evidence of the need for right of way assignment beyond that which could be provided by stop sign shall be demonstrated.**

Support:

²⁰ Figure 4C-101(CA) and 4C-103(CA) are examples of warrant sheets.

Guidance:

²¹ *Figure 4C-103(CA) should be used only for new intersections or other locations where it is not reasonable to count actual traffic volumes.*

Section 4C.02 Warrant 1, Eight-Hour Vehicular Volume

Support:

⁰¹ The Minimum Vehicular Volume, Condition A, is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

⁰² The Interruption of Continuous Traffic, Condition B, is intended for application at locations where Condition A is not satisfied and where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

⁰³ It is intended that Warrant 1 be treated as a single warrant. If Condition A is satisfied, then Warrant 1 is satisfied and analyses of Condition B and the combination of Conditions A and B are not needed. Similarly, if Condition B is satisfied, then Warrant 1 is satisfied and an analysis of the combination of Conditions A and B is not needed.

Standard:

⁰⁴ **The need for a traffic control signal shall be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:**

A. The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; or

B. The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

In applying each condition the major-street and minor-street volumes shall be for the same 8 hours. On the minor street, the higher volume shall not be required to be on the same approach during each of these 8 hours.

Option:

⁰⁵ If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 70 percent columns in Table 4C-1 may be used in place of the 100 percent columns.

Guidance:

⁰⁶ *The combination of Conditions A and B is intended for application at locations where Condition A is not satisfied and Condition B is not satisfied and should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems.*

3. The total entering volume serviced during the hour equals or exceeds 650 vehicles per hour for intersections with three approaches or 800 vehicles per hour for intersections with four or more approaches.

B. The plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) for 1 hour (any four consecutive 15-minute periods) of an average day falls above the applicable curve in Figure 4C-3 for the existing combination of approach lanes.

Option:

⁰⁴ If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-4 may be used in place of Figure 4C-3 to evaluate the criteria in the second category of the Standard.

⁰⁵ If this warrant is the only warrant met and a traffic control signal is justified by an engineering study, the traffic control signal may be operated in the flashing mode during the hours that the volume criteria of this warrant are not met.

Guidance:

⁰⁶ *If this warrant is the only warrant met and a traffic control signal is justified by an engineering study, the traffic control signal should be traffic-actuated.*

Section 4C.05 Warrant 4, Pedestrian Volume

Support:

⁰¹ The Pedestrian Volume signal warrant is intended for application where the traffic volume on a major street is so heavy that pedestrians experience excessive delay in crossing the major street.

Standard:

⁰² **The need for a traffic control signal at an intersection or midblock crossing shall be considered if an engineering study finds that one of the following criteria is met:**

A. For each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) all fall above the curve in Figure 4C-5; or

B. For 1 hour (any four consecutive 15-minute periods) of an average day, the plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) falls above the curve in Figure 4C-7.

Option:

⁰³ If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 35 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-6 may be used in place of Figure 4C-5 to evaluate Criterion A in Paragraph 2, and Figure 4C-8 may be used in place of Figure 4C-7 to evaluate Criterion B in Paragraph 2.

Standard:

⁰⁴ **The Pedestrian Volume signal warrant shall not be applied at locations where the distance to the nearest traffic control signal or STOP sign controlling the street that pedestrians desire to cross is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.**

⁰⁵ **If this warrant is met and a traffic control signal is justified by an engineering study, the traffic control signal shall be equipped with pedestrian signal heads complying with the provisions set forth in Chapter 4E.**

Guidance:

⁰⁶ *If this warrant is met and a traffic control signal is justified by an engineering study, then:*

A. If it is installed at an intersection or major driveway location, the traffic control signal should also control the minor-street or driveway traffic, should be traffic-actuated, and should include pedestrian detection.

B. If it is installed at a non-intersection crossing, the traffic control signal should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs, and should be pedestrian-actuated. If the traffic control signal is installed at a non-intersection crossing, at least one of the signal faces should be over the traveled way for each approach, parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the crosswalk or site

Guidance:

03 The Coordinated Signal System signal warrant should not be applied where the resultant spacing of traffic control signals would be less than 1,000 feet.

Section 4C.08 Warrant 7, Crash Experience

Support:

01 The Crash Experience signal warrant conditions are intended for application where the severity and frequency of crashes are the principal reasons to consider installing a traffic control signal.

Standard:

02 The need for a traffic control signal shall be considered if an engineering study finds that all of the following criteria are met:

- A. Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency; and
- B. Five or more reported crashes, of types susceptible to correction by a traffic control signal, have occurred within a 12-month period, each crash involving personal injury or property damage apparently exceeding the applicable requirements for a reportable crash; and
- C. For each of any 8 hours of an average day, the vehicles per hour (vph) given in both of the 80 percent columns of Condition A in Table 4C-1 (see Section 4C.02), or the vph in both of the 80 percent columns of Condition B in Table 4C-1 exists on the major-street and the higher-volume minor-street approach, respectively, to the intersection, or the volume of pedestrian traffic is not less than 80 percent of the requirements specified in the Pedestrian Volume warrant. These major-street and minor-street volumes shall be for the same 8 hours. On the minor street, the higher volume shall not be required to be on the same approach during each of the 8 hours.

Option:

03 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 56 percent columns in Table 4C-1 may be used in place of the 80 percent columns.

Section 4C.09 Warrant 8, Roadway Network

Support:

01 Installing a traffic control signal at some intersections might be justified to encourage concentration and organization of traffic flow on a roadway network.

Standard:

02 The need for a traffic control signal shall be considered if an engineering study finds that the common intersection of two or more major routes meets one or both of the following criteria:

- A. The intersection has a total existing, or immediately projected, entering volume of at least 1,000 vehicles per hour during the peak hour of a typical weekday and has 5-year projected traffic volumes, based on an engineering study, that meet one or more of Warrants 1, 2, and 3 during an average weekday; or
 - B. The intersection has a total existing or immediately projected entering volume of at least 1,000 vehicles per hour for each of any 5 hours of a non-normal business day (Saturday or Sunday).
- 03 A major route as used in this signal warrant shall have at least one of the following characteristics:
- A. It is part of the street or highway system that serves as the principal roadway network for through traffic flow.
 - B. It includes rural or suburban highways outside, entering, or traversing a city.
 - C. It appears as a major route on an official plan, such as a major street plan in an urban area traffic and transportation study.

Section 4C.10 Warrant 9, Intersection Near a Grade Crossing

Support:

01 The Intersection Near a Grade Crossing signal warrant is intended for use at a location where none of the conditions described in the other eight traffic signal warrants are met, but the proximity to the intersection of a

Section 4C.101(CA) Criterion for School Crossing Traffic Signals

01 Standard:

- A. The signal shall be designed for full-time operation.**
- B. Pedestrian signal faces of the International Symbol type shall be installed at all marked crosswalks at signalized intersections along the "Suggested Route to School."**
- C. If an intersection is signalized under this guideline for school pedestrians, the entire intersection shall be signalized.**
- D. School area traffic signals shall be traffic actuated type with push buttons or other detectors for pedestrians.**

Option:

- 02 Non-intersection school pedestrian crosswalk locations may be signalized when justified.**

Section 4C.102(CA) Bicycle Signal Warrant

Guidance:

01 A bicycle signal should be considered for use only when the volume and collision or volume and geometric warrants have been met:

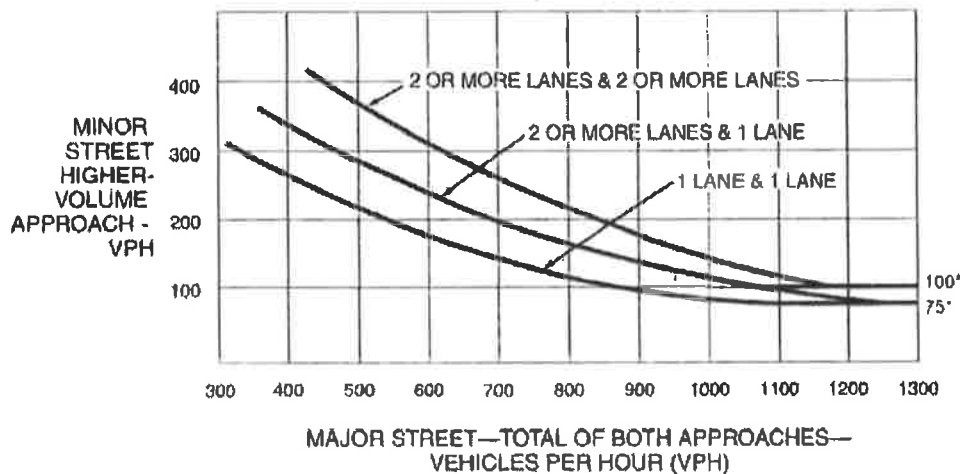
- 1. Volume; When $W = B \times V$ and $W \geq 50,000$ and $B \geq 50$.**
Where: W is the volume warrant. B is the number of bicycles at the peak hour entering the intersection. V is the number of vehicles at the peak hour entering the intersection. B and V shall use the same peak hour.
- 2. Collision; When 2 or more bicycle/vehicle collisions of types susceptible to correction by a bicycle signal have occurred over a 12-month period and the responsible public works official determines that a bicycle signal will reduce the number of collisions.**
- 3. Geometric;**
 - (a) Where a separate bicycle/ multi use path intersects a roadway.*
 - (b) At other locations to facilitate a bicycle movement that is not permitted for a motor vehicle.*

Figure 4C-3. Warrant 3, Peak Hour



*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)
(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



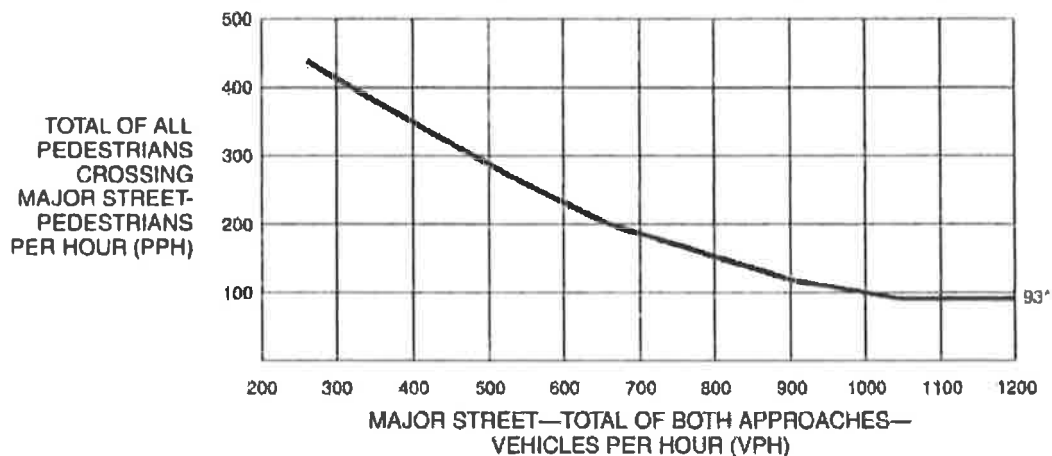
*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-7. Warrant 4, Pedestrian Peak Hour



*Note: 133 pph applies as the lower threshold volume.

Figure 4C-8. Warrant 4, Pedestrian Peak Hour (70% Factor)



*Note: 93 pph applies as the lower threshold volume.

Figure 4C-101 (CA). Traffic Signal Warrants Worksheet (Sheet 1 of 5)

DIST N/A CO N/A RTE N/A PM N/A
 Major St: McCall Avenue
 Minor St: Nelson Boulevard

COUNT DATE 1-13-15
 CALC JPE DATE 1-16-15
 CHK _____ DATE _____

Critical Approach Speed 40 mph
 Critical Approach Speed 25 mph

Speed limit or critical speed on major street traffic > 40 mph..... ☐ or ☐ } **RURAL (R)**
 In built up area of isolated community of < 10,000 population..... ☒ } **URBAN (U)**

WARRANT 1 - Eight Hour Vehicular Volume SATISFIED YES ☐ NO ☐
(Condition A or Condition B or combination of A and B must be satisfied)

Condition A - Minimum Vehicle Volume

100% SATISFIED YES ☐ NO ☒
80% SATISFIED YES ☐ NO ☒

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOWN IN BRACKETS)											
	U	R	U	R								
	1		2 or More									
Both Approaches Major Street	500 (400)	350 (280)	600 (480)	420 (336)	888	803	789	699	695	635	600	571
Highest Approach Minor Street	150 (120)	105 (84)	200 (160)	140 (112)	217	161	271	436	165	173	121	116

5-6 PM 4-5 PM 2-3 PM 7:30-8:30 AM 3-4 PM 6-7 PM 1-2 PM 12-1 PM Hour

Condition B - Interruption of Continuous Traffic

100% SATISFIED YES ☐ NO ☒
80% SATISFIED YES ☐ NO ☒

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOWN IN BRACKETS)											
	U	R	U	R								
	1		2 or More									
Both Approaches Major Street	750 (600)	525 (420)	900 (720)	630 (504)	888	803	789	699	695	635	600	571
Highest Approach Minor Street	75 (60)	53 (42)	100 (80)	70 (56)	217	161	271	436	165	173	121	116

5-6 PM 4-5 PM 2-3 PM 7:30-8:30 AM 3-4 PM 6-7 PM 1-2 PM 12-1 PM Hour

Combination of Conditions A & B

SATISFIED YES ☐ NO ☒

REQUIREMENT	CONDITION	✓	FULFILLED
TWO CONDITIONS SATISFIED 80%	A. MINIMUM VEHICULAR VOLUME		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	AND, B. INTERRUPTION OF CONTINUOUS TRAFFIC		
AND, AN ADEQUATE TRIAL OF OTHER ALTERNATIVES THAT COULD CAUSE LESS DELAY AND INCONVENIENCE TO TRAFFIC HAS FAILED TO SOLVE THE TRAFFIC PROBLEMS			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

Figure 4C-101 (CA). Traffic Signal Warrants Worksheet (Sheet 3 of 5)

**WARRANT 4 - Pedestrian Volume
(Parts 1 and 2 Must Be Satisfied)**

SATISFIED YES ☐ NO ☒

Part 1 (Parts A or B must be satisfied)
Hours --->

A. Vehicles per hour for any 4 hours	699	789	803	
Pedestrians per hour for any 4 hours	20	20	2	2

Figure 4C-5 or Figure 4C-6
SATISFIED YES ☐ NO ☒

B. Vehicles per hour for any 1 hour	699	789	803	
Pedestrians per hour for any 1 hour	20	20	2	2

Figure 4C-7 or Figure 4C-8
SATISFIED YES ☐ NO ☒

Part 2

SATISFIED YES ☒ NO ☐

AND, The distance to the nearest traffic signal along the major street is greater than 300 ft.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
OR, The proposed traffic signal will not restrict progressive traffic flow along the major street.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

**WARRANT 5 - School Crossing
(Parts A and B Must Be Satisfied)**

SATISFIED YES ☐ NO ☒

Part A
Gap/Minutes and # of Children

SATISFIED YES ☐ NO ☒

Gaps vs Minutes	Minutes Children Using Crossing	45
	Number of Adequate Gaps	100+
School Age Pedestrians Crossing Street / hr		22

Gaps < Minutes YES ☐ NO ☒
AND Children > 20/hr YES ☒ NO ☐

AND, Consideration has been given to less restrictive remedial measures	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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Part B

SATISFIED YES ☒ NO ☐

The distance to the nearest traffic signal along the major street is greater than 300 ft	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
OR, The proposed signal will not restrict the progressive movement of traffic.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

Figure 4C-101 (CA). Traffic Signal Warrants Worksheet (Sheet 4 of 5)

**WARRANT 6 - Coordinated Signal System
(All Parts Must Be Satisfied)**

SATISFIED YES ☐ NO ☒

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNAL	
≥ 1000 ft	N _____ ft, S <u>1100</u> ft, E _____ ft, W _____ ft	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
On a one-way street or a street that has traffic predominantly in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
OR, On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation.		

**WARRANT 7 - Crash Experience Warrant
(All Parts Must Be Satisfied)**

SATISFIED YES ☐ NO ☒

Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
REQUIREMENTS	Number of crashes reported within a 12 month period susceptible to correction by a traffic signal, and involving injury or damage exceeding the requirements for a reportable crash.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5 OR MORE		
REQUIREMENTS	CONDITIONS	✓
ONE CONDITION SATISFIED 80%	Warrant 1, Condition A - Minimum Vehicular Volume	✓
	OR, Warrant 1, Condition B - Interruption of Continuous Traffic	
	OR, Warrant 4, Pedestrian Volume Condition Ped Vol $\geq 80\%$ of Figure 4C-5 through Figure 4C-8	


**WARRANT 8 - Roadway Network
(All Parts Must Be Satisfied)**

SATISFIED YES ☐ NO ☒

MINIMUM VOLUME REQUIREMENTS	ENTERING VOLUMES - ALL APPROACHES	✓	FULFILLED
1000 Veh/Hr	During Typical Weekday Peak Hour <u>1100</u> Veh/Hr and has 5-year projected traffic volumes that meet one or more of Warrants 1, 2, and 3 during an average weekday.	✓	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	OR During Each of Any 5 Hrs. of a Sat. or Sun _____ Veh/Hr		
CHARACTERISTICS OF MAJOR ROUTES		MAJOR ROUTE A	MAJOR ROUTE B
Hwy. System Serving as Principal Network for Through Traffic			
Rural or Suburban Highway Outside Of, Entering, or Traversing a City			
Appears as Major Route on an Official Plan			
Any Major Route Characteristics Met, Both Streets		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

Figure 4C-102 (CA). Traffic Count Worksheet



Insert North Point

Number of Lanes

Pedestrians	
Total*	Peak
46	20

Not to Scale

AM Peak	PM Peak	Total*
0	0	0
272	282	554
101	134	235

AM Peak	PM Peak	Total*
180	73	253
0	0	0
274	144	418

AM Peak	PM Peak	Total*
0	0	0
207	350	557
119	122	241

Number of Lanes

Pedestrians	
Total*	Peak
()	()
()	()
()	()

*Entire Count Period

Number of Lanes

Pedestrians	
Total*	Peak
()	()
()	()
()	()

DIRECTIONAL TRAFFIC COUNT

Dist. McCall Co. San Diego Rte. 94 PM 12:00

Intersection Give Name Selma

City Selma

Day 11/13/15 Date

Hour 12:00 to Hour

Total Volume

AM Peak 7:30 AM - 9:00 AM

Hour 7:30 Volume 6

PM Peak 5:00 PM - 6:00 PM

Hour 5:00 Volume 6

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume

Condition A—Minimum Vehicular Volume

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^a	70% ^c	56% ^d	100% ^a	80% ^a	70% ^c	56% ^d
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B—Interruption of Continuous Traffic

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^a	70% ^c	56% ^d	100% ^a	80% ^a	70% ^c	56% ^d
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

^a Basic minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

^d May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Central Valley Engineering and Surveying

2132 High Street
Selma CA 93662

Page 9

Tube Counts for McCall Ave. at Nelson Blvd. 01/09/15-01/15/15

mccall-nelson 011215-011515

Date Start: 09-Jan-15

Date End: 15-Jan-15

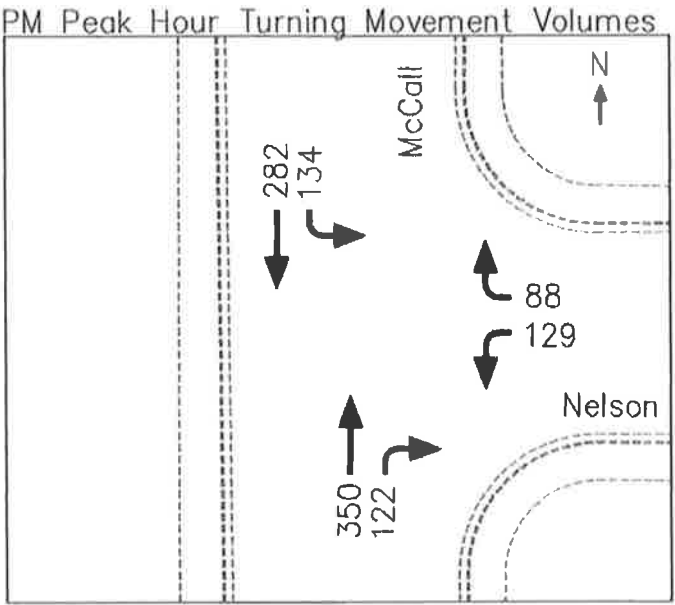
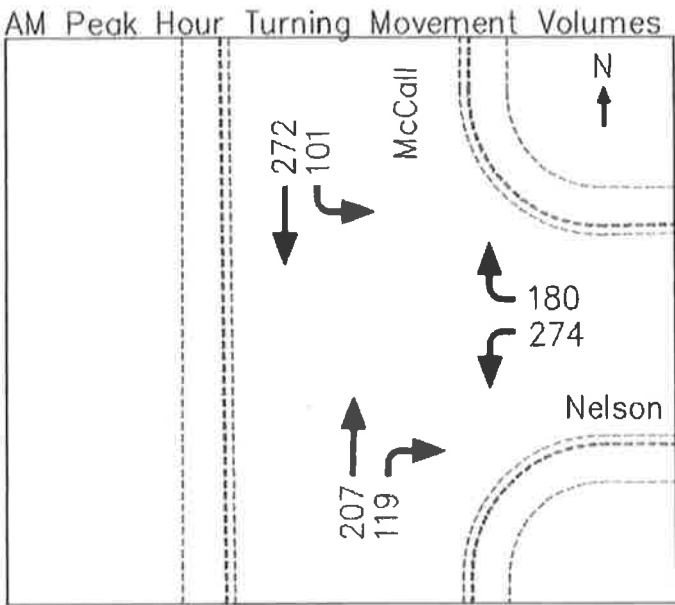
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Longitude: 0' 0.0000 Undefined

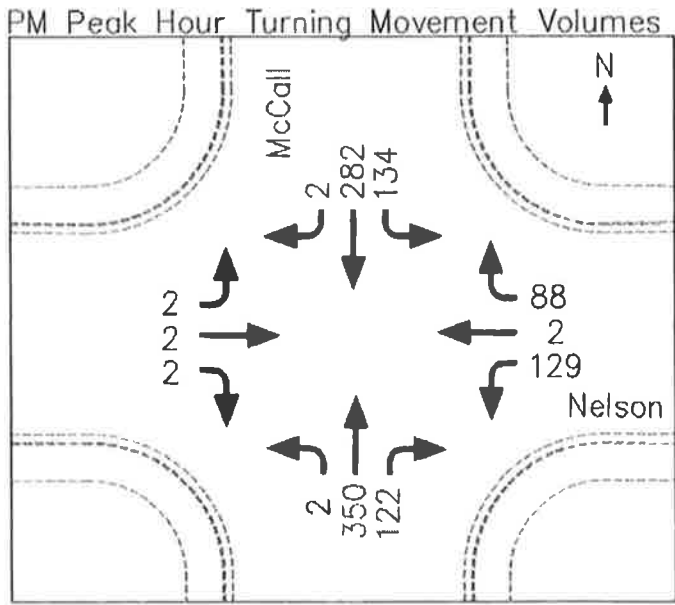
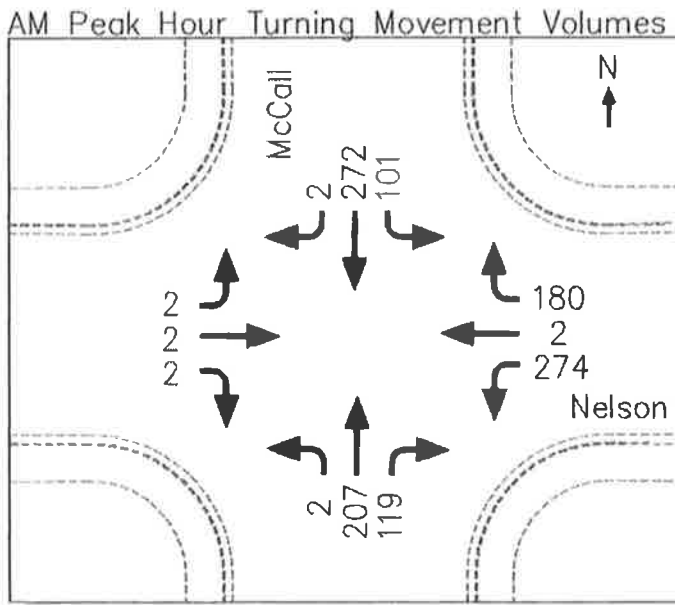
Date Printed: 15-Jan-15

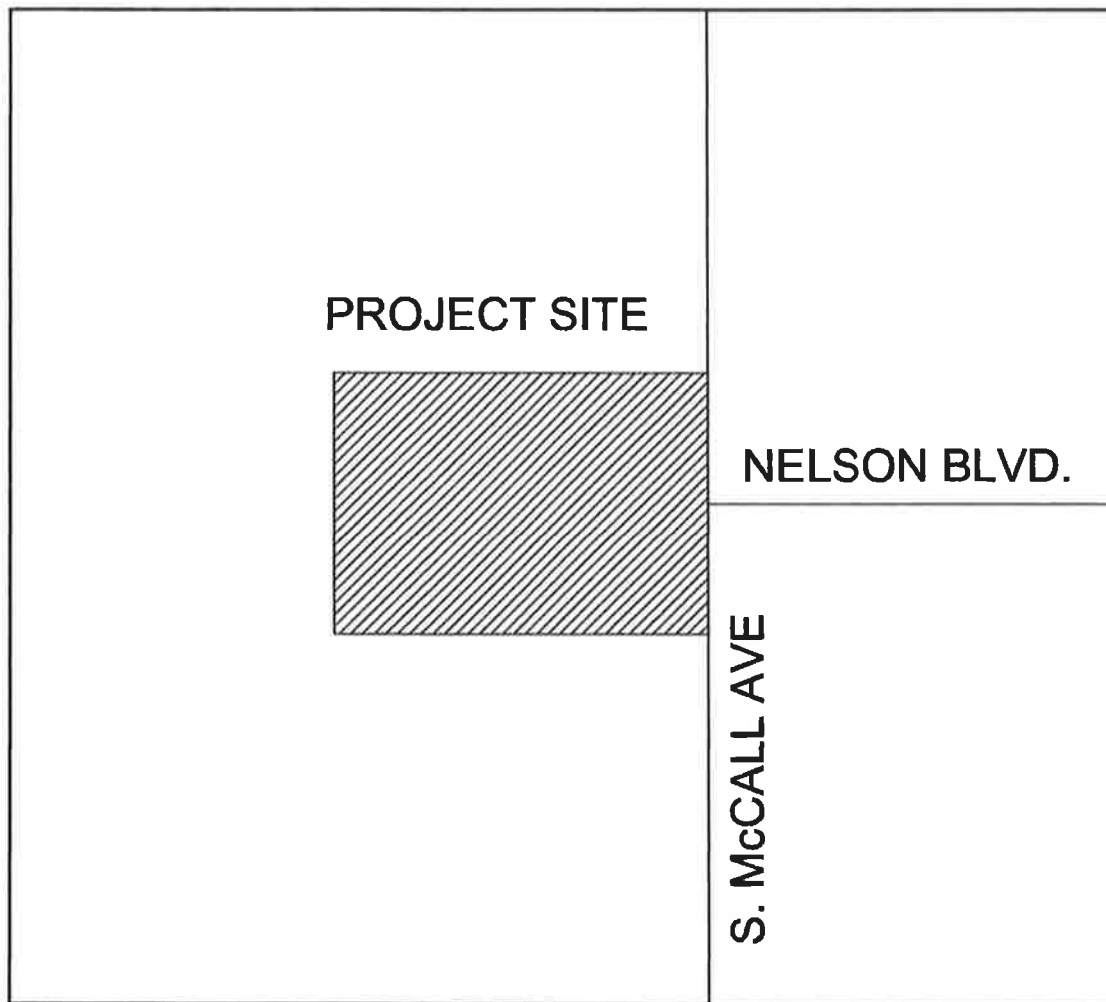
Start Time	13-Jan-15 Tue	NB McCall	NB McCall	Total	EB Nelson	WB Nelson	SB McCall	SB McCall	Total	Total
12:00 AM		4	4	8	8	4	1	9	10	48
12:15		6	6	12	8	8	2	7	9	58
12:30		3	5	8	7	6	3	3	6	41
12:45		4	5	9	4	8	0	3	3	36
01:00		0	2	2	4	1	1	1	2	13
01:15		2	4	6	3	5	3	4	7	34
01:30		4	1	5	4	4	0	0	0	18
01:45		2	1	3	2	2	2	2	4	18
02:00		0	1	1	0	0	1	2	3	8
02:15		1	4	5	1	4	0	1	1	17
02:30		0	1	1	1	0	2	2	4	11
02:45		2	2	4	2	2	0	0	0	12
03:00		0	1	1	0	1	1	1	2	7
03:15		2	1	3	1	1	0	0	0	8
03:30		1	3	4	0	0	0	2	2	12
03:45		0	2	2	1	3	0	1	1	10
04:00		3	2	5	2	5	0	1	1	19
04:15		2	1	3	1	5	1	1	2	16
04:30		2	3	5	1	5	3	0	3	22
04:45		1	2	3	1	12	0	4	4	27
05:00		4	1	5	3	8	3	9	12	45
05:15		0	5	5	0	9	1	5	6	31
05:30		3	9	12	2	15	5	12	17	75
05:45		4	8	12	5	17	3	9	12	70
06:00		12	9	21	8	24	4	16	20	114
06:15		6	18	24	8	28	2	25	27	138
06:30		10	22	32	8	21	10	15	25	143
06:45		10	32	42	6	28	11	14	25	168
07:00		8	21	29	4	30	12	21	33	158
07:15		24	26	50	12	34	8	43	51	248
07:30		20	30	50	30	54	36	55	91	366
07:45		45	32	77	46	90	73	50	123	536
08:00		64	35	99	90	191	47	55	102	683
08:15		51	49	100	54	101	22	35	57	469
08:30		29	31	60	24	36	13	36	49	278
08:45		20	30	50	11	22	24	42	66	265
09:00		25	27	52	12	23	14	29	43	225
09:15		35	25	60	24	16	23	33	56	272
09:30		22	22	44	11	23	21	33	54	230
09:45		39	22	61	11	17	25	24	49	248
10:00		33	22	55	16	27	16	37	53	259
10:15		43	24	67	12	30	17	55	72	320
10:30		39	18	57	19	28	18	37	55	271
10:45		34	24	58	20	25	22	39	61	283
11:00		47	39	86	22	38	24	34	58	348
11:15		30	35	65	9	30	23	43	66	301
11:30		39	33	72	26	28	16	44	60	318
11:45		34	31	65	21	24	33	42	75	325
Total		769	731	1500	565	1093	546	936	1482	7622
Percent		10.1%	9.6%	19.7%	7.4%	14.3%	7.2%	12.3%	19.4%	
Peak	-	07:45	07:45	07:45	07:30	07:30	07:30	07:15	07:30	07:30
Vol.	-	189	147	336	220	436	178	203	373	2054
P.H.F.		0.738	0.750	0.840	0.611	0.571	0.610	0.923	0.758	0.752

Peak Hour Turning Movements



Peak Hour Turning Movements Plus Project

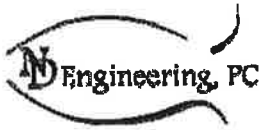




VICINITY MAP

Attachment No. 12

Herrons's Traffic Report 2010



Transportation Planning & Traffic Engineering

March 31, 2010

Mr. Bryant Hemby
Assistant Planner
Development Department, Planning Division
City of Selma
1710 Tucker Street
Selma, CA 93662

Subject: Early Childhood Discovery Center Traffic Data

Dear Mr. Hemby

As requested, attached for your review are several pieces of information pertaining to the proposed Early Childhood Discovery Center (ECDC) to be located at 3650 McCall. The attachments include:

- 1) Trip Generation data for Phase 1 – tripgen (phase 1) 031110.pdf – this document provides the ITE trip generation information based on 3 possible variables that include students, size (TGSF), and employees
- 2) Trip Generation data for Build Out – tripgen (build out) 031110.pdf – this document likewise provides the ITE trip generation information based on 3 possible variables that include students, size (TGSF) and employees. The student variable data for the build out condition was utilized to develop the project trip distribution data.
- 3) Existing count data
 - a. McCall Nelson.pdf
 - b. McCall Hillcrest.pdf
 - c. McCall Northhill.pdf
 - d. McCall Goldridge.pdf
 - e. McCall Dinuba.pdf
- 4) Graphics – ECDC graphics 032210.pdf – this document provides a graphical depiction of the existing counts, the project only trip distribution for the build out condition, and the resulting existing plus project volumes. Please note that in regards to the project trip distribution I took into account the location of surrounding housing, the location of other day cares/preschools, and the location of potential employment for families that would utilize the ECDC.

Letter to Mr. Bryant Hemby, Assistant Planner
City of Selma
March 31, 2010
Page 2

If you have any questions or comments about the data provided please let me know.

Thanks and have a Blessed Day.

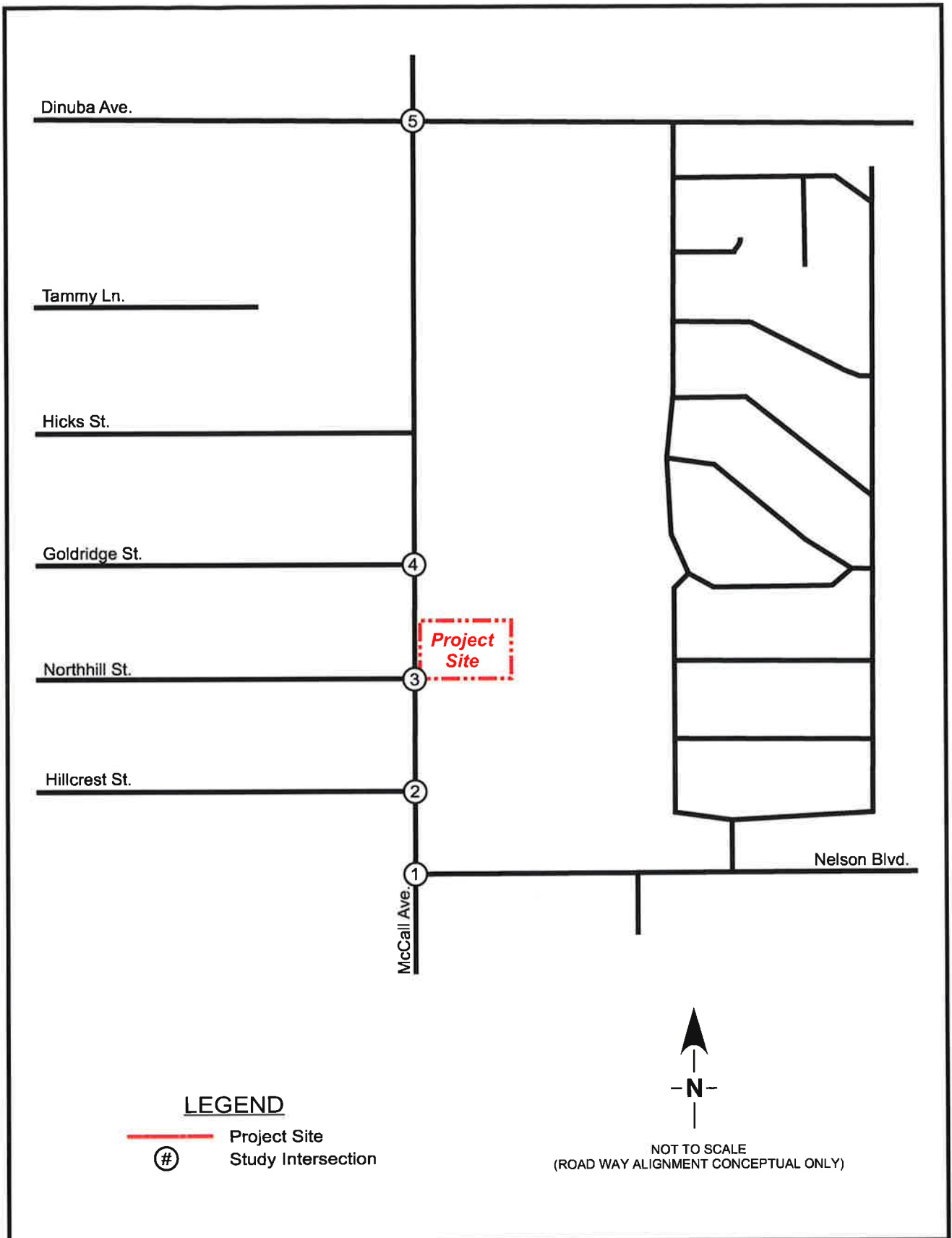
Sincerely,

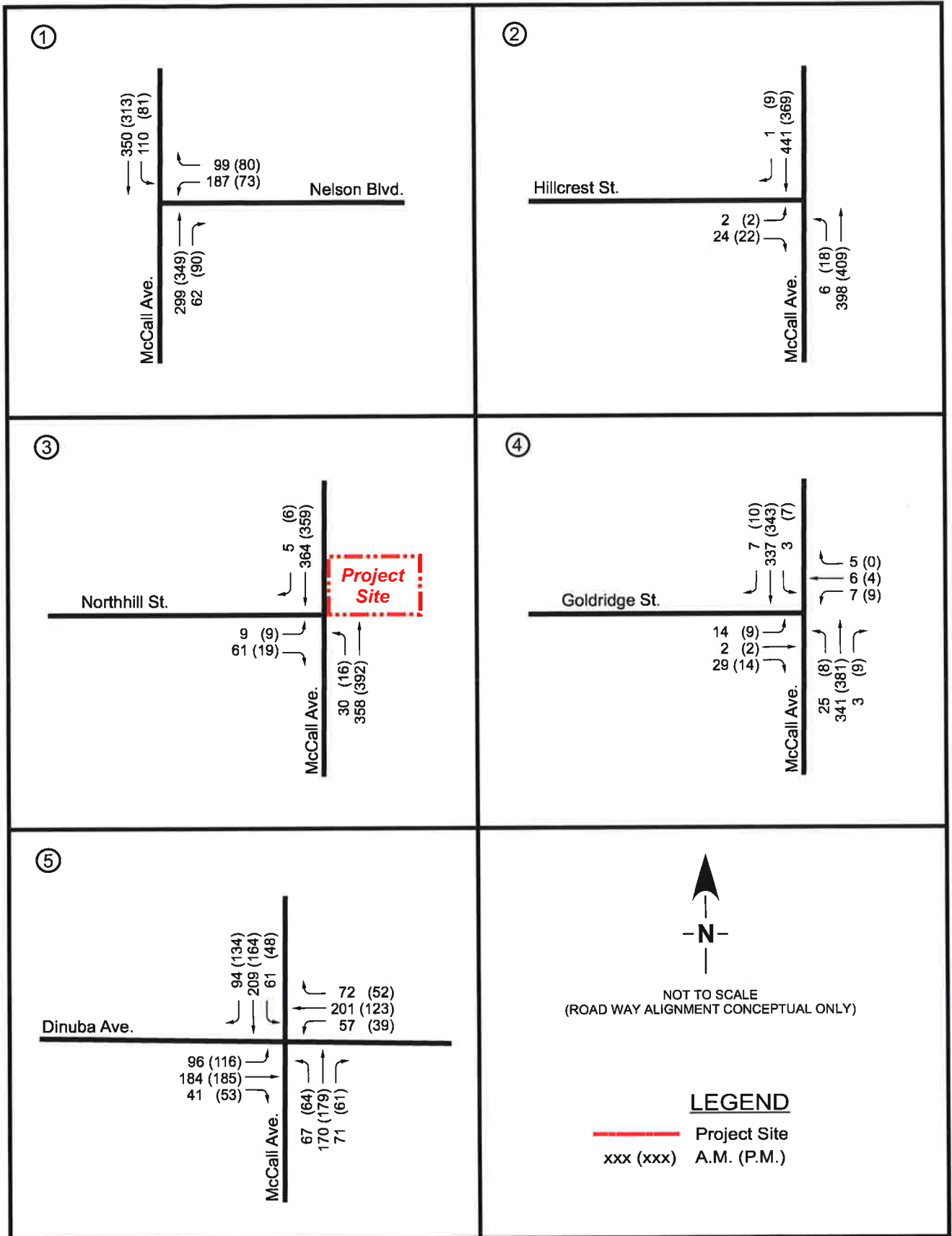
Naomie Ruth Davis

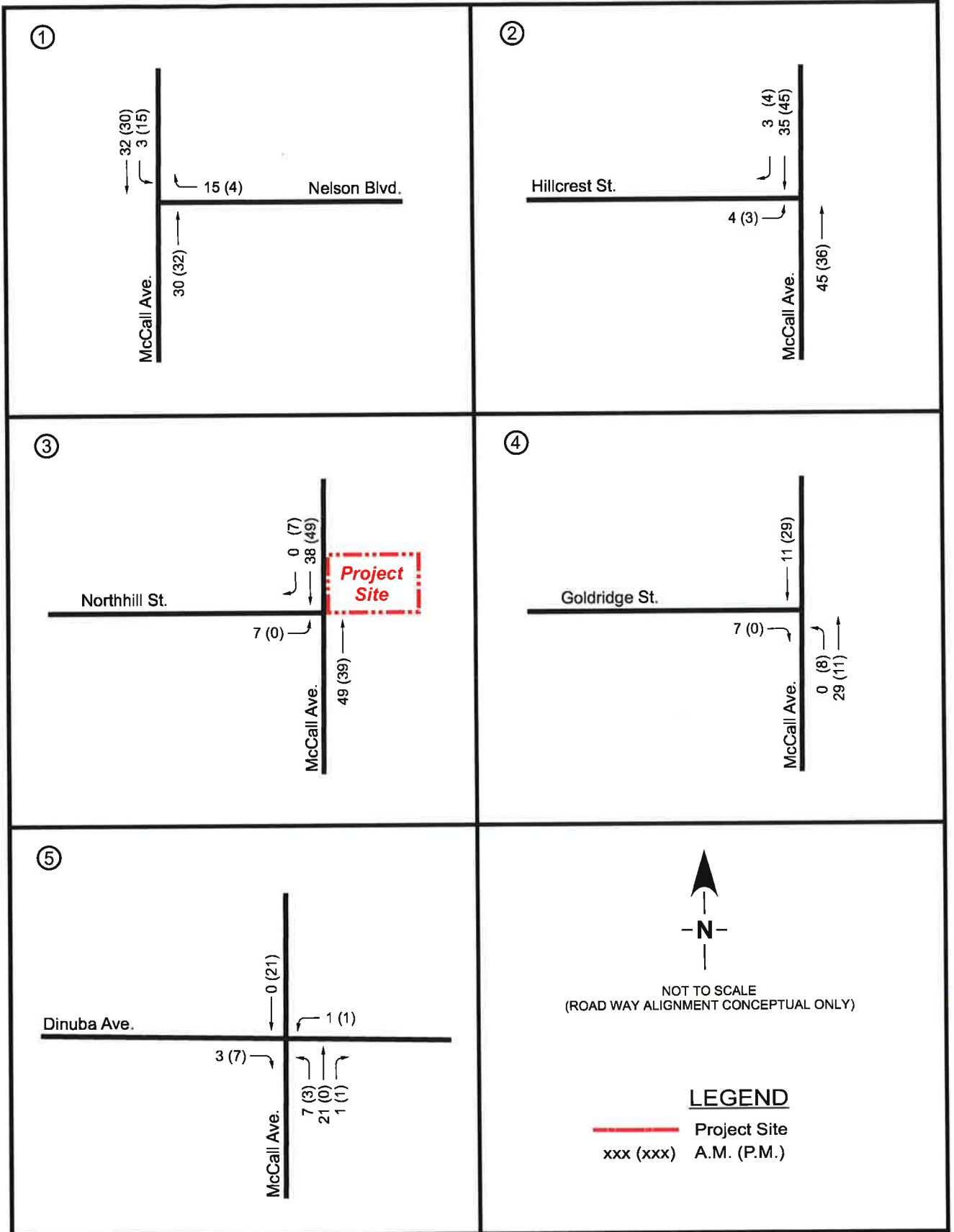
N. Ruth Davis, PE, PTOE
President
ND Engineering, PC

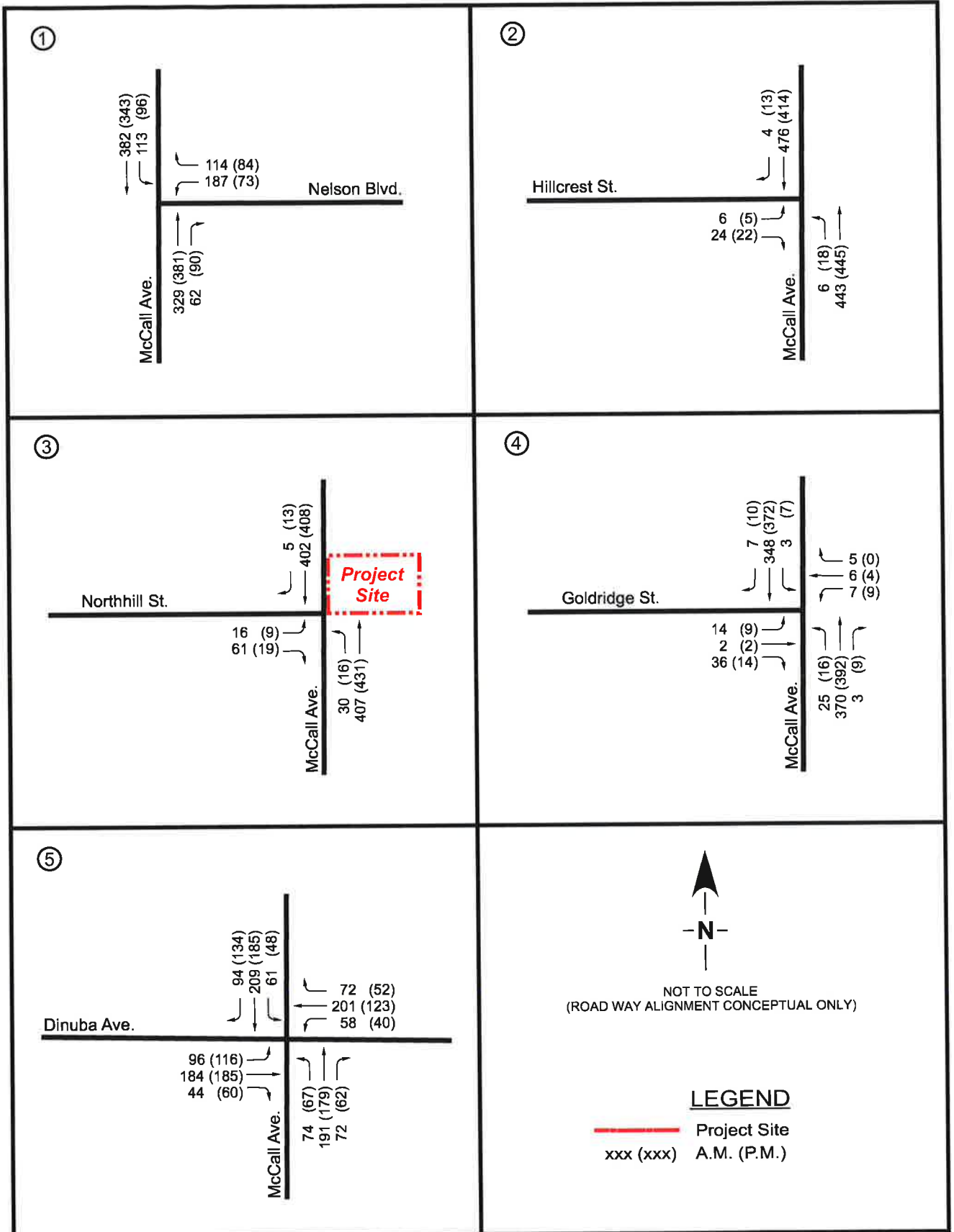
Attachments: 11

cc: Mr. Ken Herron, CFO









3650 McCall Day Care
 Summary of Multi-Use Trip Generation
 Average Weekday Driveway Volumes
 March 11, 2010

Land Use	Size	24 Hour	AM Pk Hour		PM Pk Hour	
		Two-Way Volume	Enter	Exit	Enter	Exit
Day Care Center	24 Employees	675	62	55	54	61
Day Care Center	6.950 Th.Gr.Sq.Ft.	551	47	42	43	49
Day Care Center	175 Students	784	74	67	68	75
Total		2010	183	164	165	185

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

3650 McCall Day Care
Summary of Multi-Use Trip Generation
Saturday and Sunday Driveway Volumes
March 11, 2010

Land Use	Size	Saturday			Sunday		
		24 Hr	Peak Hour		24 Hr	Peak Hour	
		2-Way	Vol.	Enter Exit	2-Way	Vol.	Enter Exit
Day Care Center	24 Employees	63	11	6	59	9	8
Day Care Center	6.950 Th.Gr.Sq.Ft.	43	7	4	41	7	6
Day Care Center	175 Students	68	12	7	65	11	9
Total		174	30	17	165	27	23

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
March 11, 2010

Land Use	Size	24 Hour	AM Pk Hour		PM Pk Hour	
		Two-Way Volume	Enter	Exit	Enter	Exit
Day Care Center	48 Students	215	20	18	19	21
Day Care Center	1.950 Th.Gr.Sq.Ft.	155	13	12	12	14
Day Care Center	8 Employees	225	21	18	18	20
Total		595	54	48	49	55

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

Summary of Multi-Use Trip Generation
 Saturday and Sunday Driveway Volumes
 March 11, 2010

Land Use	Size	Saturday			Sunday		
		24 Hr	Peak Hour		24 Hr	Peak Hour	
		2-Way	Vol.	Enter Exit	2-Way	Vol.	Enter Exit
Day Care Center	48 Students	19	3	2	18	3	2
Day Care Center	1.950 Th.Gr.Sq.Ft.	12	2	1	11	2	2
Day Care Center	8 Employees	21	4	2	20	3	3
Total		52	9	5	49	8	7

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS



Metro Traffic Data Inc.
310 N. Irwin Street - Suite 20
Hanford, CA 93230
800-975-6938 Phone/Fax
www.metrotrafficdata.com

Turning Movement Report

Prepared For:

Ken Herron
3650 McCall Avenue
Selma, CA 93662

(559) 930-5004

LOCATION McCall Avenue @ Nelson Boulevard
COUNTY Fresno
COLLECTION DATE 3/4/2010

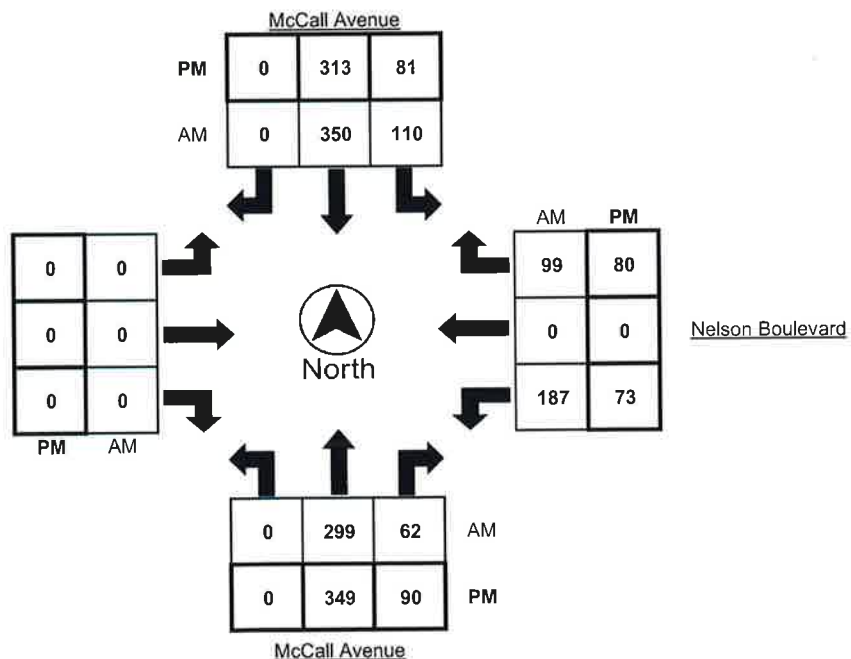
LATITUDE 36.585248°
LONGITUDE -119.610671°
WEATHER Sunny and Clear

Time	Northbound				Southbound				Eastbound				Westbound			
	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks
7:00 AM - 7:15 AM	0	37	5	4	6	30	0	1	0	0	0	0	9	0	9	2
7:15 AM - 7:30 AM	0	36	10	4	11	41	0	0	0	0	0	0	16	0	20	1
7:30 AM - 7:45 AM	0	52	13	0	19	67	0	3	0	0	0	0	47	0	19	1
7:45 AM - 8:00 AM	0	82	16	2	53	107	0	6	0	0	0	0	67	0	34	1
8:00 AM - 8:15 AM	0	96	26	2	31	98	0	2	0	0	0	0	58	0	35	0
8:15 AM - 8:30 AM	0	69	7	3	7	78	0	2	0	0	0	0	15	0	11	1
8:30 AM - 8:45 AM	0	61	7	4	4	46	0	4	0	0	0	0	14	0	9	1
8:45 AM - 9:00 AM	0	36	13	5	4	49	0	4	0	0	0	0	12	0	11	0
TOTAL	0	469	97	24	135	516	0	22	0	0	0	0	238	0	148	7

Time	Northbound				Southbound				Eastbound				Westbound			
	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks
4:00 PM - 4:15 PM	0	87	31	1	18	68	0	3	0	0	0	0	17	0	22	0
4:15 PM - 4:30 PM	0	79	19	2	19	89	0	1	0	0	0	0	14	0	13	1
4:30 PM - 4:45 PM	0	95	20	1	13	75	0	1	0	0	0	0	15	0	20	0
4:45 PM - 5:00 PM	0	93	23	1	15	92	0	3	0	0	0	0	18	0	16	1
5:00 PM - 5:15 PM	0	77	29	0	19	77	0	1	0	0	0	0	20	0	22	0
5:15 PM - 5:30 PM	0	97	20	0	24	67	0	1	0	0	0	0	17	0	16	1
5:30 PM - 5:45 PM	0	82	18	0	23	77	0	0	0	0	0	0	18	0	26	1
5:45 PM - 6:00 PM	0	81	18	1	24	74	0	1	0	0	0	0	23	0	12	0
TOTAL	0	691	178	6	155	619	0	11	0	0	0	0	142	0	147	4

PEAK HOUR	Northbound				Southbound				Eastbound				Westbound			
	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks
7:30 AM - 8:30 AM	0	299	62	7	110	350	0	13	0	0	0	0	187	0	99	3
4:45 PM - 5:45 PM	0	349	90	1	81	313	0	5	0	0	0	0	73	0	80	3

	PHF	Trucks
AM	0.771	2.1%
PM	0.959	0.9%





Metro Traffic Data Inc.
310 N. Irwin Street - Suite 20
Hanford, CA 93230
800-975-6938 Phone/Fax
www.metrotrafficdata.com

Turning Movement Report

Prepared For:

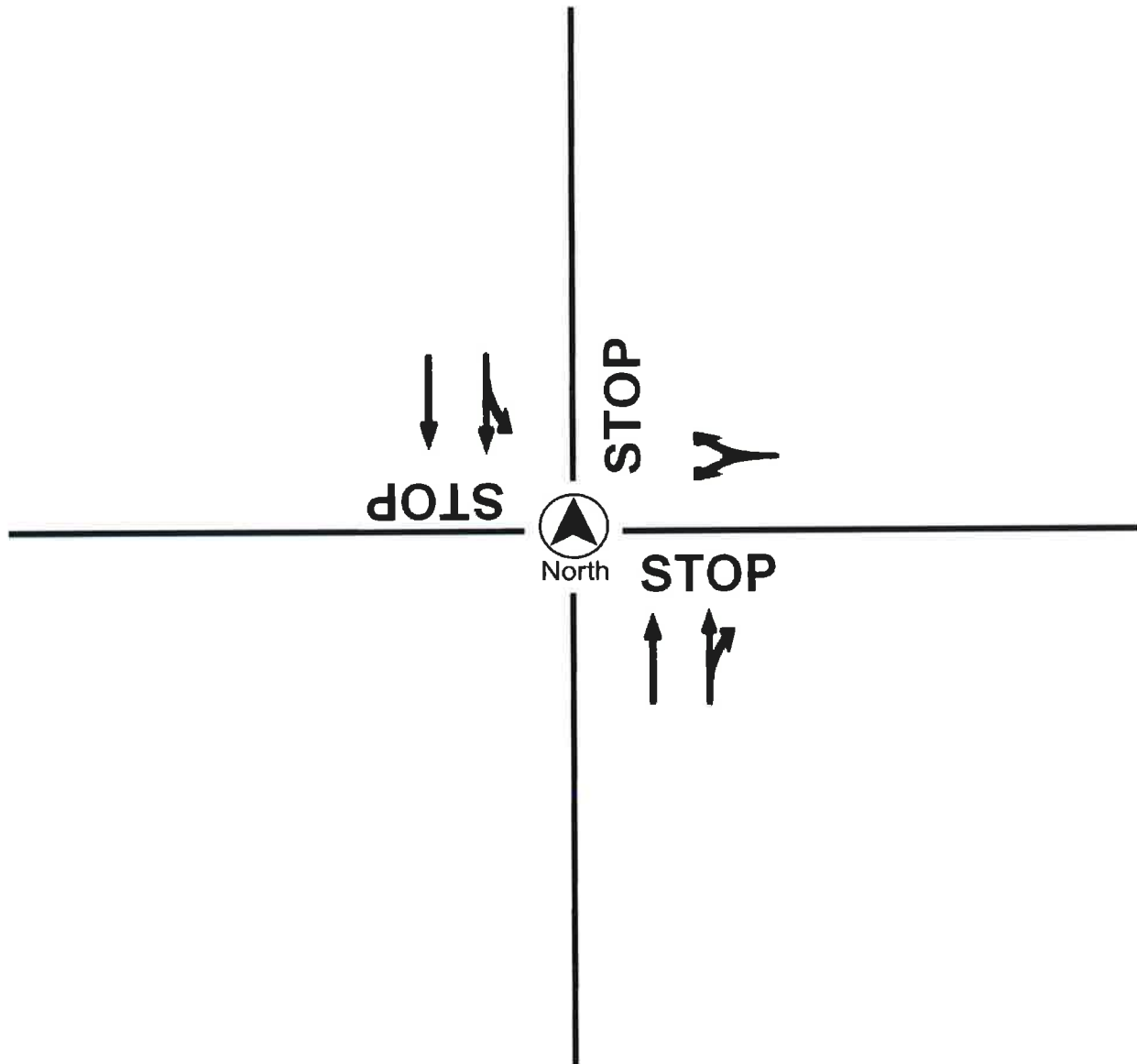
Ken Herron
3650 McCall Avenue
Selma, CA 93662

(559) 930-5004

LOCATION McCall Avenue @ Nelson Boulevard
COUNTY Fresno
COLLECTION DATE 3/4/2010
CYCLE TIME N/A

N/S STREET McCall Avenue
E/W STREET Nelson Boulevard
WEATHER Sunny and Clear
CONTROL TYPE All-Way Stop

COMMENTS





Metro Traffic Data Inc.
 310 N. Irwin Street - Suite 20
 Hanford, CA 93230
 800-975-6938 Phone/Fax
 www.metrotrafficdata.com

Turning Movement Report

Prepared For:

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 3650 McCall Avenue
 Selma, CA 93662

(559) 930-5004

LOCATION McCall Avenue @ Nelson Boulevard
 COUNTY Fresno
 COLLECTION DATE 3/4/2010

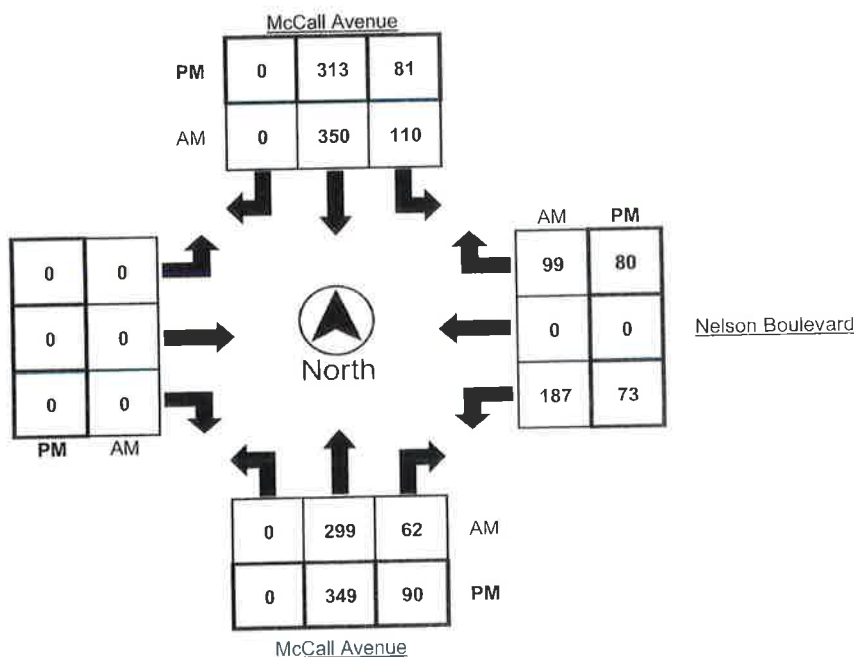
LATITUDE 36.585248°
 LONGITUDE -119.610671°
 WEATHER Sunny and Clear

Time	Northbound				Southbound				Eastbound				Westbound			
	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks
7:00 AM - 7:15 AM	0	37	5	4	6	30	0	1	0	0	0	0	9	0	9	2
7:15 AM - 7:30 AM	0	36	10	4	11	41	0	0	0	0	0	0	16	0	20	1
7:30 AM - 7:45 AM	0	52	13	0	19	67	0	3	0	0	0	0	47	0	19	1
7:45 AM - 8:00 AM	0	82	16	2	53	107	0	6	0	0	0	0	67	0	34	1
8:00 AM - 8:15 AM	0	96	26	2	31	98	0	2	0	0	0	0	58	0	35	0
8:15 AM - 8:30 AM	0	69	7	3	7	78	0	2	0	0	0	0	15	0	11	1
8:30 AM - 8:45 AM	0	61	7	4	4	46	0	4	0	0	0	0	14	0	9	1
8:45 AM - 9:00 AM	0	36	13	5	4	49	0	4	0	0	0	0	12	0	11	0
TOTAL	0	469	97	24	135	516	0	22	0	0	0	0	238	0	148	7

Time	Northbound				Southbound				Eastbound				Westbound			
	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks
4:00 PM - 4:15 PM	0	87	31	1	18	68	0	3	0	0	0	0	17	0	22	0
4:15 PM - 4:30 PM	0	79	19	2	19	89	0	1	0	0	0	0	14	0	13	1
4:30 PM - 4:45 PM	0	95	20	1	13	75	0	1	0	0	0	0	15	0	20	0
4:45 PM - 5:00 PM	0	93	23	1	15	92	0	3	0	0	0	0	18	0	16	1
5:00 PM - 5:15 PM	0	77	29	0	19	77	0	1	0	0	0	0	20	0	22	0
5:15 PM - 5:30 PM	0	97	20	0	24	67	0	1	0	0	0	0	17	0	16	1
5:30 PM - 5:45 PM	0	82	18	0	23	77	0	0	0	0	0	0	18	0	26	1
5:45 PM - 6:00 PM	0	81	18	1	24	74	0	1	0	0	0	0	23	0	12	0
TOTAL	0	691	178	6	155	619	0	11	0	0	0	0	142	0	147	4

PEAK HOUR	Northbound				Southbound				Eastbound				Westbound			
	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks	Left	Thru	Right	Trucks
7:30 AM - 8:30 AM	0	299	62	7	110	350	0	13	0	0	0	0	187	0	99	3
4:45 PM - 5:45 PM	0	349	90	1	81	313	0	5	0	0	0	0	73	0	80	3

	PHF	Trucks
AM	0.771	2.1%
PM	0.959	0.9%



**PLANNING COMMISSION
STAFF'S REPORT**

DATE: October 26, 2015

ITEM NO:	3
SUBJECT:	Consideration and necessary action on amendments to the Selma Zoning Ordinance to comply with New State Housing Element law.

BACKGROUND: Current Law requires local agencies to update the Housing Element on a regular basis. The City of Selma in collaboration with the County and 11 other cities in Fresno County have drafted a new Multi-jurisdictional Housing Element (MJHE) which covers the planning period of December 31, 2015 through December 31, 2023.

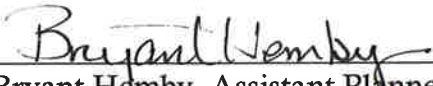

The City of Selma Planning Commission and the Selma City Councils have held workshops on the City of Selma and Regional Housing Elements Update. During the Housing Element Update process it was determined that Selma's current Housing Element was not in compliance with New State law. To bring Selma's Housing Element into compliance additional definitions and changes to the Zoning Ordinance to accommodate special housing types are needed.

These requirements are mandated by, among other things, California Senate Bill 2 (SB2). This bill was enacted to support the needs of the homeless by removing barriers to and increasing opportunities for development and/or operation of transitional and supportive housing facilities and emergency shelters in California.

Among other things, the new law requires that the City estimate or count the daily average number of persons lacking shelter and analyze the persons needing shelter to determine what percentage of the homeless population are, for example, mentally ill, developmentally disabled, veterans, runaway or emancipated foster youth, substance abusers, survivors of domestic violence, or other subpopulations of homeless considered to be significant; develop an inventory of the resources available within the community; and assess the degree of unmet homeless needs, including the extent of the need for homeless shelters. Additionally, the City is required by Government Code §65583 (a)(4)(A), to identify a zone or zones where emergency shelters are allowed as a permitted use without a Conditional Use Permit or other discretionary permit. The City's Housing Element must identify adequate sites for housing including emergency shelters. The City's Zoning Ordinance currently does not

<u>COST:</u> (Enter cost of item to be purchased in box below)		<u>BUDGET IMPACT:</u> (Enter amount this non-budgeted item will impact this years' budget in box below – if budgeted, enter NONE).
None		None
<u>FUNDING:</u> (Enter the funding source for this item in box below – if fund exists, enter the balance in the fund).		<u>ON-GOING COST:</u> (Enter the amount that will need to be budgeted each year in box below – if one-time cost, enter NONE).
Funding Source: None Fund Balance:		None

RECOMMENDATION: Adopt Resolution No. 2015-0014 recommending and approving Text of Amendments to the City Zoning Ordinance.

 Bryant Hemby, Assistant Planner	<u>10/23/2015</u> Date
 Ken Grey, City Manager	<u>10/23/2015</u> Date

Attachment

1. Resolution 2015-0014 recommending Code Amendment No. 2015- 0065 to the Selma City Council

RESOLUTION NO. 2015-0014

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SELMA RECOMMENDING ADOPTION OF AN ORDINANCE
AMENDING SECTION 1 OF CHAPTER 11 OF TITLE 11 OF THE SELMA
MUNICIPAL CODE (SMC), ADDING EMERGENCY HOUSING, SUPPORTIVE
HOUSING, TARGET POPULATION AND TRANSITIONAL HOUSING DEFINITIONS;
AMENDING 2 OF CHAPTER 12 OF TITLE 11 OF THE SMC
SMC TO ADD EMERGENCY HOUSING AS A
PERMITTED USE IN THE LIGHT MANUFACTURING ZONE DISTRICT; AND,
AMENDING SECTION 2 OF CHAPTER 14 OF TITLE 11 OF THE SMC ADDING
TRANSITIONAL AND SUPPORTIVE HOUSING AS A PERMITTED USE IN THE
LIGHT AND HEAVY MANUFACTURING ZONE DISTRICTS TO SATISFY
REQUIREMENTS OF THE STATE HOUSING LAW**

WHEREAS, on October 26, 2015, the Selma Planning Commission, at a regularly scheduled public hearing, considered an Amendment to the Selma Municipal Code as required by State law. These new requirements will ensure that adequate housing is available for all income groups in the City of Selma; and

WHEREAS, the Planning Commission conducted a public hearing, noticed in accordance with all State and local laws, and considered the Planning Division Staff Report, and all public testimony presented for the project prior to finalizing their recommendations to the City Council; and

WHEREAS, the Planning Commission examined and considered the Environmental Assessment No. 2015-0051, and finds that the project is consistent with the objective and policies of the General Plan of the City of Selma. The Planning Commission finds that the project is exempt under CEQA pursuant to §15378(b)(5) because the Amendment to the Municipal Code is a government administrative activity that will not result in direct or indirect physical changes in the environment; and

WHEREAS, Government Code §65583(a)(4)(A) requires the City of Selma to identify a zone or zones where emergency shelters are allowed as a permitted use without a Conditional Use Permit or other discretionary permit; and

WHEREAS, §65583 of the Government Code requires the City of Selma to demonstrate local effort to remove governmental constraints that hinder the City from meetings it share of the Regional Housing need in accordance with §65584 and for meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters and requires that transitional housing and supported housing to be consider a residential use in all residential zones of the City; and

WHEREAS, in order to comply with State Housing law and as a condition to certification of the new Housing Element of its General Plan, the City must amend Section 1 of Chapter 1 of Title 11 of the Selma Municipal Code to add the definition of Emergency Shelters,

Transitional Housing, Supportive Housing and Target Population to the definition section as follows:

1. "Emergency Shelter" has the same meaning as defined in subdivision (e) of Section 50801 of the Health and Safety Code.
2. "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
3. "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.
4. "Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

WHEREAS, in order to comply with State Housing law and as a condition to certification of the new Housing Element, the City must amend Section 2 of Chapter 2 of Title 11 of the Selma Municipal Code to identify Emergency Shelters as a permitted use, in the M-1 Zone subject to the following conditions:

1. The maximum number of beds or persons permitted to be served nightly by the facility shall be 40.
2. On and off street parking shall be determined pursuant to a site plan review or other review as dictated by the requirements of the zone in which the emergency shelter is to be located.
3. Client intake and waiting areas should be located, whenever possible, on the interior of the emergency shelter subject to a site plan review or other review based on the proposed operational statement of the applicant.
4. All emergency shelters located within any zone of the city shall have onsite management 24 hours a day. The number of onsite managers shall be determined pursuant to a site plan or other review of the project based on the applicants operational statement.

5. Emergency shelters shall be located at least 300 feet apart unless a waiver is granted by the Community Development Director or his or her designee.
6. The length of stay should be limited to the amount of time necessary to transition a client from emergency housing to transitional or supportive housing, with a goal of less than 30 days per 180 day period.
7. Lighting and security requirements shall be determined as part of a site plan or other review using the applicable development standards in the zone where the emergency shelter is to be located; and

WHEREAS, in order to comply with State Housing law and as a condition to certification of the new Housing Element, the City must amend Section 2 of Chapter 3 of Title 11 of the Selma Municipal Code to identify, Transitional Housing, and Supportive Housing as a permitted use in the all residential zones; and

WHEREAS, the Planning Commission deliberated and determined that the following findings can be made for recommending approval of the foregoing amendments to the SMC to the Selma City Council. This recommendation is based on the, evidence and verbal presentations to support the actions taken at this meeting:

FINDINGS:

1. The Planning Commission finds that this Code Amendment is in compliance with California Government Code §65583 which requires that the housing element include an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.
2. The Proposed Amendment is required by the State Housing Law.
3. The Proposed Amendment is consistent with the purposes and intended application of the zone districts affected by the Amendment and the Amendment will be consistent with the applicable provisions of the General Plan.
4. The Planning Commission finds that the proposed Municipal Code Amendment meets the requirements and standards of development as set forth in Housing Element and State Law.
5. The Planning Commissions finds that the M-1 Light Manufacturing Zone has sufficient capacity to accommodate the need for emergency shelter as identified in Government Code §65583(a)(7) and can accommodate at least one year round emergency shelter.

6. The Planning Commissions finds that the amendment to the Zoning Ordinance to add transitional and supportive housing as a permitted use in all residential Zones, C-2 and C-3 Zones, will eliminate any actual or potential governmental constraints on the development or improvement of supportive or transitional housing in the City of Selma.

NOW, THEREFORE, BE IT RESOLVED, that the City of Selma Planning Commission hereby finds and takes the following actions:

1. The above findings and recitals are true and correct and incorporated by this reference as though fully set forth at this point.
2. The above findings are supported by the record and presentation to the Planning Commission.
3. The Planning Commission recommends approval of this Code Amendment, subject to the Findings made a part of this resolution, to the City Council.

The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the 26th day of, October 2015, by the following vote, to wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Jim Ivory, Chairman of the
Planning Commission

ATTEST:

Bryant Hemby, Assistant Planner
Secretary, Selma City Planning Commission