## AGENDA PLANNING COMMISSION MEETING

June 27, 2016

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

Call to order at 6:00 p.m.

Flag salute led by Commissioner G. Gonzalez

Roll Call: Commissioner Ivory, J. Gonzalez, Niswander, Serimian, Coury, G. Gonzalez, Maxey

<u>Potential Conflicts of Interest</u>: 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.

Item No.

pg·3 1.\_\_ Consideration and necessary action on minutes of the May 23, 2016 regular mtg.

#### **TRAFFIC/STREET ITEMS**

None

#### **PUBLIC HEARINGS**

- Designation and necessary action on a General Plan Amendment to change the Land Use Designation of 1261 & 1265 Rose Avenue, Parcels numbers: 389-261-18 & 389-261-19 from Medium Low Density to Commercial Office. Public hearing and recommendation to the Selma City Council
  - b. \_\_\_\_Consideration and necessary action on a Zone Change for 1261 & 1265 Rose Avenue, Parcel numbers: 389-261-18 & 389-261-19 as a result of the General Plan Amendment changing the parcel from R-1-7 to CO. *Public hearing and recommendation to the Selma City Council.*

pg 23 3. a. Consideration and necessary action on a General Plan Amendment to change the Land Use Designation of 3495 Highland Avenue, Parcel number: 348-320-35 from Medium Low Density to Commercial Office. Public hearing and recommendation to the Selma City Council Consideration and necessary action on a Zone Change for 3495 Highland Avenue, Parcel number: 348-320-35 as a result of the General Plan Amendment from R-1-7 to CO. Public hearing and recommendation to the Selma City Council. pg 35 4. Consideration and necessary action for a Conditional Use Permit to construct an Electrical Reader Board Sign at 2211 Highland Avenue, Selma CA. Public hearing and recommendation to the Selma City Council. pg 44 5. a. Consideration and necessary action on a General Plan Amendment to change the Land Use Designation of the North East corner of McCall and Dinuba Avenues, Parcel number: High Den ity to Service Commercial. Public hearing and deration and necessary action on a Zone Change for the North East corner of arcal marber: 358-021-17 from R-1-7 to C2. Public hearing and

#### **REGULAR BUSINESS**

#### **DIRECTOR'S REPORTS**

#### **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.

<u>Americans with Disabilities Act (ADA) Accommodations:</u> 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.



#### CITY OF SELMA MINUTES OF PLANNING COMMISSION MEETING May 23, 2016

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: Coury, Serimian, J. Gonzalez, Maxey, Niswander and Chairman Ivory. Commissioner G. Gonzalez was absent.

Also present were: City Attorney Slater, 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 April 25, 2016 as written. Motion was seconded by Commissioner Maxey, the minutes were approved unanimously.

**TRAFFIC/STREET ITEMS**: No items to report

#### **PUBLIC HEARINGS:**

**CONSIDERATION AND NECESSARY ACTION FOR A PARCEL MAP AT 2021 VALLEY VIEW STREET, SELMA, CA. (APN: 390-160-04).** *Public hearing and approval:* Staff reported that Ms. Donna Garrett, the owner of 2021 Valley View has applied to have her parcel split into two legal parcels. Currently this parcel has one single family resident and with this action a second unit can be constructed on the new parcel.

Chairman Ivory opened the public portion of the meeting, having no comments the public comment period was closed and referred back to the Commission.

The Commission discussed the parcel map and Commissioner Coury motioned to approve the parcel map with Commissioner J. Gonzalez seconding. Motion carried by the following vote:

AYES: Coury, J. Gonzalez, Serimian, Niswander, Maxey, Ivory

NOES: None ABSTAIN: None

ABSENT: G. Gonzalez

### CONSIDERATION AND NECESSARY ACTION FOR A SIGN VARIANCE TO EXCEED THE PERMITTED SQUARE FOOTAGE FOR A NEW SIGN AT 3120 FLORAL AVENUE,

**SELMA, CA. (APN: 348-191-18),** *Public hearing and approval:* Staff reported that Mr. Neil Angelillo, the owner of a new shopping center at 3120 Floral Avenue, is proposing to replace the existing Freeway sign with a new one that will exceeds Selma's allowable square foot frontage by 200 feet.

Chairman Ivory opened the public portion of the meeting, having no comments the public comment period was closed and referred back to the Commission.

Commissioner Coury discussed concerns regarding the excessive square footage for this new sign and any precedent it may set.

City of Selma Planning Commission Minutes May 23, 2016 Page 2 of 2

Commission discussion occurred regarding alternative options the applicant could take to mitigate exceeding the square footage limit. The Commission requested discussion with the applicant, who was not present during the meeting.

After further Commission discussion, it was the consensus of the Commission to have this agenda item continued to the next meeting to allow the applicant the opportunity to answer inquiries from the Commission.

CONSIDERATION AND NECESSARY ACTION FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 48 ABC LICENSE FOR THE SELLING OF BEER, WINE AND SPIRITS AT THE 99 CLUB LOCATED AT 2001 WHITSON STREET, SELMA, CA. public hearing and approval: This item was continued from the April 25, 2016 Planning Commission meeting. Staff informed the Commission that the building integrity was verified by the Selma Building Official on May 18, 2016. Staff provided the Commission with a list of all the various types of ABC license issued in Selma. The building integrity and ABC information were the two items the Commission requested.

Chairman Ivory opened the public portion of the meeting.

David Scott Arriola, 8396 Burnham Street, Selma, CA, the applicant stepped forward to the podium and reviewed changes he was proposing to the building and the business. He also discussed an overview of a business work plan for reopening the lounge.

Having no further comments from the audience, the public comment period was closed and the item was referred back to the Commission for discussion.

The Commission discussed the Conditional Use Permit and Commissioner Coury motioned to approve the CUP with Commissioner Johnny Gonzalez seconding. Motion carried by the following vote:

AYES: Coury, J. Gonzalez, Serimian, Ivory

NOES: Niswander, Maxey

ABSTAIN: None

ABSENT: G. Gonzalez

**ADJOURNMENT**: There being no further business, the meeting adjourned at 6:48 p.m.

Jim Ivory, Chairman of the Planning Commission

#### PLANNING COMMISSION STAFF REPORT

DATE: <u>June 27, 2016</u>

ITEM NO: 2

**SUBJECT:** The purpose of this agenda item is to continue the public hearing to

consider the approval of the re-designation of .86 acres from Medium Low Density to Commercial Office and rezoning the two parcels from R-1-7 to

CO. 1251 & 1265 Rose Avenue

#### **DISCUSSION:**

This item was first heard at the August 24, 2015 Planning Commission meeting. At that meeting the Commission heard questions from the audience and discussed the proposed General Plan Amendment. The Commission asked staff to bring this item back with more information in respect to what possible uses might go into the new zoning and a better description of how the site might develop. The properties are located on the south east corner of Rose & Dockery Avenues.

The following uses are allowed in the Commercial Office Zone Professional Offices: Administrative, business, general, medical, dental and professional offices, and Nurseries (Day Nurseries). Once a use has been identified the project is subject to the "Site Plan Review" process. During this process conditions are placed on the project to mitigate any impacts the project might cause.

The proposed new zoning only allows offices that will be compatible with the Plan Medical District adjacent to the east of the project site, which will have less of an impact to the adjacent residential uses than a higher commercial use may have.

A conceptual site plan is attached, which could show how the site would develop.

The project was noticed as prescribed by law and the adjacent property owners within 300 feet were sent a notice. No comments were received.

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

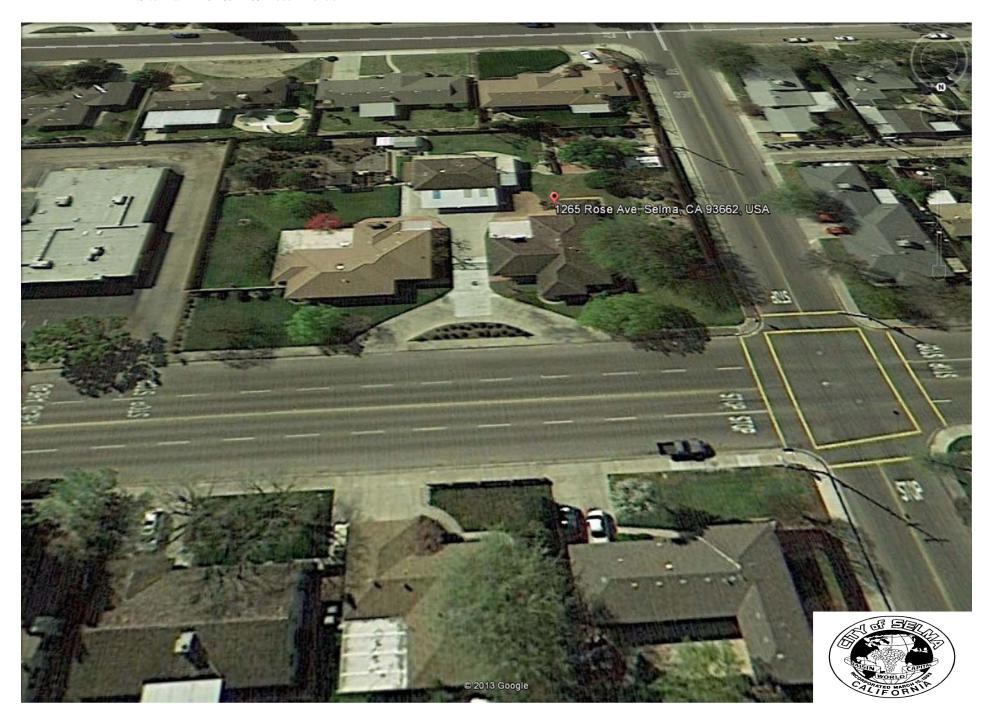
RECOMMENDATION	1
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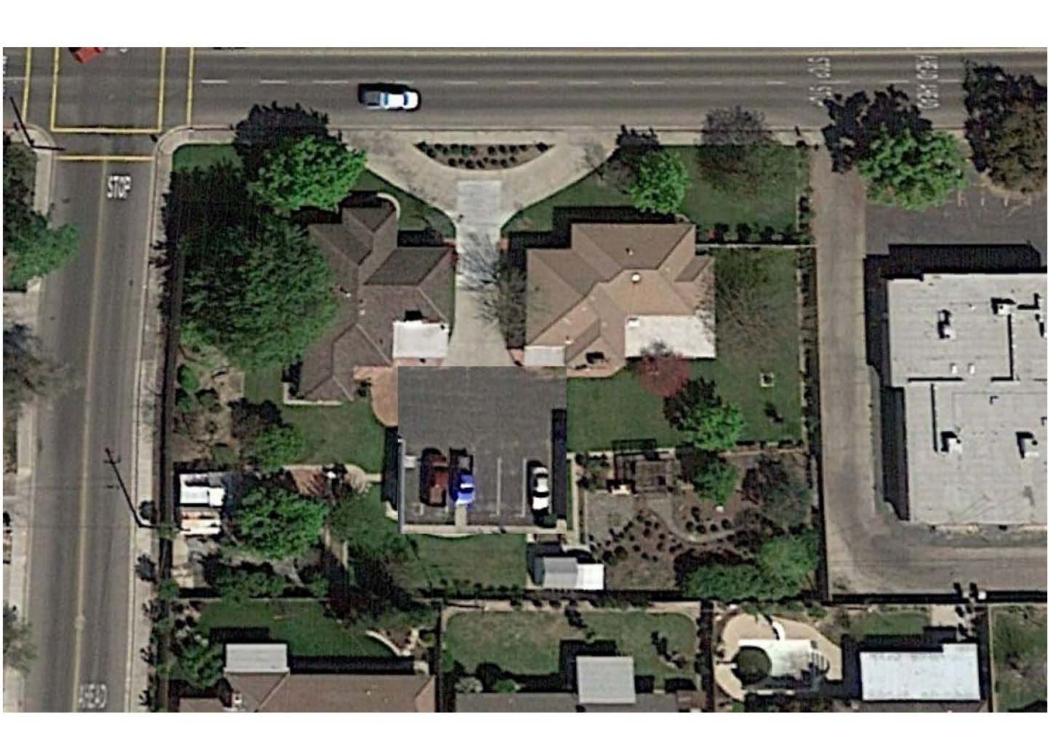
Staff is presenting this item to the Planning Commission for their consideration and action.

Beyont flant	6-22-2016
Bryant Hemby, Assistant Planner	Date
Kenut Sun	6-22-2016
Ken Grey, City Manager	Date

#### Attachments

- 1. Location Map....
- 2. Site Plan
- 3. Resolution, approving General Plan Amendment 2016-2.1.......
- 4. Resolution, approving the Zone Change 2016-2.1.....
- 5. Resolution, denying General Plan Amendment 2016-2.1.....
- 6. Resolution, denying Zone Change 2016-2.1 .....
- 7. Planning Commission Staff Report August 24, 2015.....





#### RESOLUTION NO. 2016-00\_

## A RESOLUTION OF THE SELMA PLANNING COMMISSION RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2016-2.1, TO THE SELMA CITY COUNCIL

#### 1261 & 1265 ROSE AVENUE

**WHEREAS**, on June 27, 2016, the Selma Planning Commission, at a regularly scheduled public hearing, considered a General Plan Amendment filed by Kristie Serimian. The proposal is to amend the Land Use Designation of 1265 (APN: 389-261-18) and 1261 (APN: 389-261-19) Rose Avenue, from Medium Low Density Residential to Commercial Office Land Use; 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 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 General 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:

#### **FINDINGS**:

- 1. The General 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. It significantly supports the character and quality of life in the community.
- 2. The Planning Commission finds that the proposed General Plan Amendment meets 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 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 General 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 the General Plan Amendment 2016-2.1, 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  $27^{th}$  day of June 2016 by the following vote, to wit:

AYES:	COMMISSIONERS:		
NOES:	COMMISSIONERS:		
ABSTAIN:	COMMISSIONERS:		
ABSENT:	COMMISSIONERS:		
		JIM IVORY, CHAIRMAN OF THE PLANNING COMMISSION	
ATTEST:			
Bryant Hemby, Secr	Bryant Hemby, Secretary, Selma City Planning Commission		

#### RESOLUTION NO. 2016-00\_

## A RESOLUTION OF THE SELMA PLANNING COMMISSION RECOMMENDING APPROVAL OF ZONE CHANGE NO. 2016-2.1, TO THE SELMA CITY COUNCIL

#### 1261 & 1265 ROSE AVENUE

**WHEREAS**, on June 27, 2016, the Selma Planning Commission, at a regularly scheduled public hearing, considered a Zone Change request by Kristie Serimian. The Zone Change will rezone 1265 (APN: 389-261-18) and 1261 (APN: 389-261-19) Rose Avenue from R-1-7 to CO; 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 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:

#### FINDINGS:

- 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 not detrimental to the health, safety, and general welfare of the City.
- 2. The Planning Commission finds that the proposed Zone Change meets 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 2016-2.1, 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 27<sup>th</sup> day of June 2016, by the following vote, to wit:

AYES:	COMMISSIONERS:	
NOES:	COMMISSIONERS:	
ABSTAIN:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	
		JIM IVORY, CHAIRMAN OF THE PLANNING COMMISSION
ATTEST:		
Bryant Hemby, Secretary, Selma City Planning Commission		

#### **RESOLUTION NO. 2016-00**

#### A RESOLUTION OF THE SELMA PLANNING COMMISSION RECOMMENDING DENIAL OF GENERAL PLAN AMENDMENT NO. 2016-2.1 TO THE CITY COUNCIL

#### 1261 & 1265 ROSE AVENUE

WHEREAS, on June 27, 2016, the Selma Planning Commission, at a regularly scheduled public hearing, considered a General Plan Amendment filed by Kristie Serimian. The proposal would have amended the Land Use Designation of 1265 (APN: 389-261-18) and 1261 (APN: 389-261-19) Rose Avenue, from Medium Low Density Residential to Commercial Office Land Use; 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 deliberated and determined that the following findings can be made for denying the proposed General 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:

#### FINDINGS:

- 1. The General Plan Amendment does not provide a stable and orderly physical development of the community. It does not support the character and quality of life in the community.
- 2. The Planning Commission finds that the proposed General Plan Amendment does not meet the standards of development as set forth in both the Land Use Element and Circulation Element of the Selma General Plan and Selma Municipal Code.

**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 denial of General Plan Amendment 2016-2.1, subject to the Findings for made part of this Resolution.

AYES:	COMMISSIONERS:	
NOES:	COMMISSIONERS:	
ABSTAIN:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	
		JIM IVORY, CHAIRMAN OF THE PLANNING COMMISSION
ATEST:		
Bryant Hemby, Seci	retary, Selma City Planning	Commission

The foregoing Resolution was duly approved by the Selma Planning commission at a regular meeting held on the  $27^{th}$  day of June 2016 by the following vote, to wit:

#### **RESOLUTION NO. 2016-00**

## A RESOLUTION OF THE SELMA PLANNING COMMISSION RECOMMENDING DENIAL OF ZONE CHANGE NO. 2016-2.1, TO THE SELMA CITY COUNCIL

#### 1261 & 1265 ROSE AVENUE

**WHEREAS**, on June 27, 2016, the Selma Planning Commission, at a regularly scheduled public hearing, considered a Zone Change request by Kristie Serimian. The Zone Change will rezone 1265 (APN: 389-261-18) and 1261 (APN: 389-261-19) Rose Avenue from R-1-7 (Medium Low Density) to CO Commercial Office; 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 deliberated and determined that the following findings can be made for denial 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:

#### 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.
- 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.

**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 denial of Change 2016-2.1, subject to the Findings for made part of this Resolution to the City Council.

COMMISSIONERS:		
COMMISSIONERS:		
COMMISSIONERS:		
COMMISSIONERS:		
	•	JIM IVORY, CHAIRMAN OF THE PLANNING COMMISSION
etary, Selma City Planni	ing Co	mmission
	COMMISSIONERS: COMMISSIONERS:	COMMISSIONERS: COMMISSIONERS:

The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the  $27^{th}$  day of June 2016, by the following vote, to wit:

#### PLANNING COMMISSION STAFF'S REPORT

DATE: <u>August 24, 2015</u>

ITEM NO: ∠

**SUBJECT:** 

This agenda item was continued from September 22, 2014

Planning Commission Meeting.

#### **DISCUSSION:**

The applicant's requested the continuance of this item because his representative was unable to attend the September 22, 2104 meeting. The owner of 1261 and 1265 Rose Avenue is requesting that these two parcels be re-designated from Medium-Low Density Residential to a General Plan designation of Commercial Office and rezoned from R-1-7 (Residential Single Family Home 7,000 square foot lot) to CO (Commercial Office).

This request by the owner is being done to allow a home office type use in this single family residential area. An office can go in the R-1-7 zone district but with certain restriction. A <u>HOME OCCUPATION</u> can't have employees; cannot generate pedestrian or vehicle traffic, no signage is allow and only one room of the structure can be used for the Home Occupation. This rezoning will allow a residential office like an accounting office, consultant office or similar type office in the existing building that does generate pedestrian and vehicle traffice.

1261 & 1265 Rose Avenue are located on the north east corner of Rose and Dockery Avenues. The property has access to Rose and Dockery Avenues. Both Rose and Dockery Avenues are Arterial Streets which can accommodate this new land use designation. Currently, the site consists of two single family dwellings and one granny flat. The property is abutted on three sides by Residential Uses. The new zoning will be compatible to the Plan Medical Uses that are adjacent to these parcels to the east.

If the General Plan Amendment and Zone Change are approved the applicant will be required to submit a Site Plan, if and when offices are proposed at the site. During the Site Plan Review process parking and all other impacts that the type of office might cause will be mitigated with conditions on the Site Plan. The property has open space which could be used as parking if needed. No offices or changes to the existing structures are being proposed at this time.

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

#### **RECOMMENDATION:**

Staff recommends the Planning Commission adopt Resolution 2015-0011 recommending General Plan Amendment 2014-0001 to the City Council.

Staff recommends the Planning Commission adopt Resolution 2015-0012, Zone Change 2013-0052 to the City Council.

Buant Newby	8/20/2015
Bryant Hemby, Assistant Planter	Date
River Ing	8/20/2015
Ken Grey, City Manager	Date

### Attachments

1.	Maps:
	Location Map Site Plan General Plan Map Zoning Map
2.	Resolutions:
	Resolution No. 2015-0011 recommending approval of General Plan Amendment and Environmental Assessment No. 2014-0001 to the Selma City Council.  Resolution No. 20115-0012 recommending approval of Zone Change to the Selma City Council.



#### **SUBJECT PROPERTY**

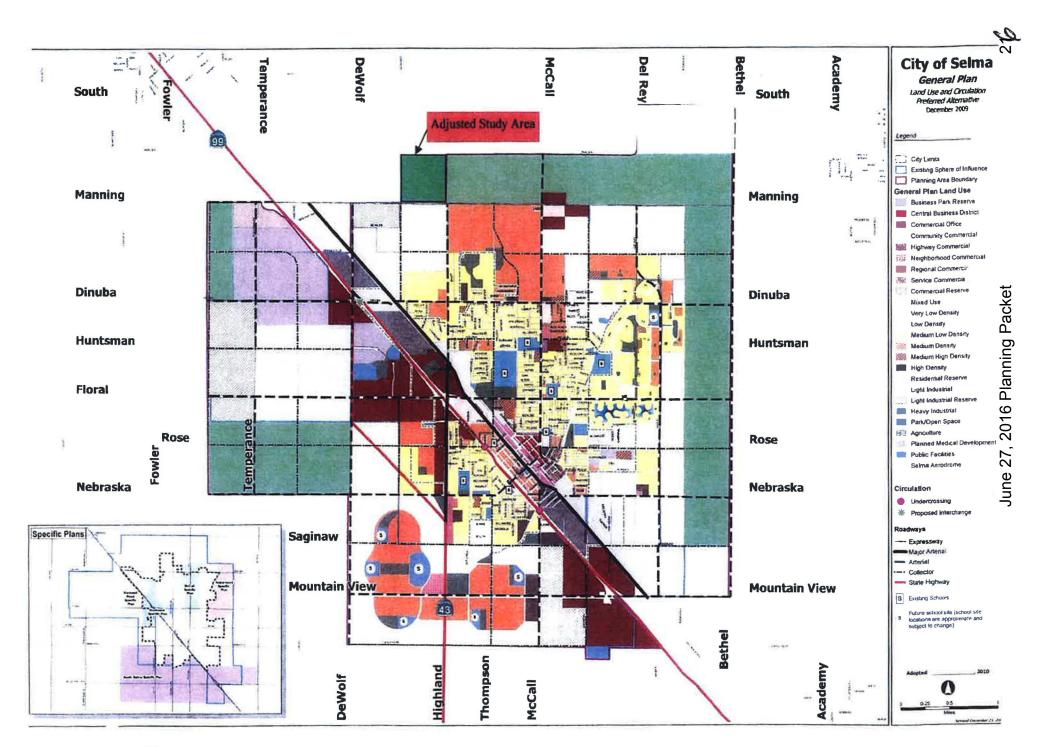
1265 Rose Avenue
Re-designate Medium Low Density
To Commercial Offic
Change R-1-7 to CO

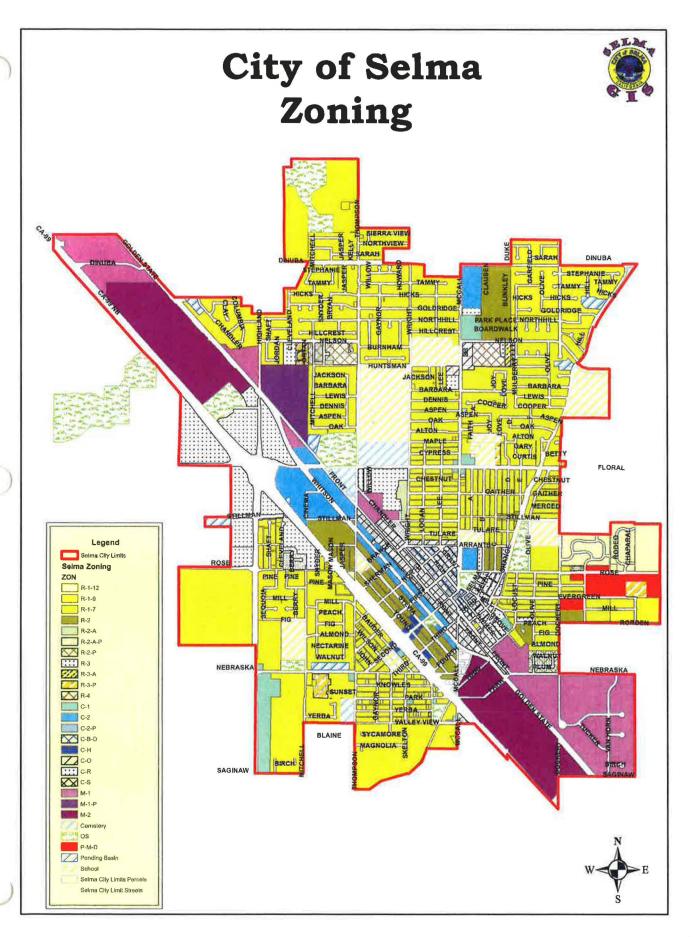


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### CITY OF SELMA COMMUNITY DEVELOPMENT DEPARTMENT







#### PLANNING COMMISSION STAFF REPORT

**DATE:** June 27, 2016

ITEM NO: 3

**SUBJECT:** The purpose of this agenda item is to hold a public hearing to consider the re-

designating of approximately .93 acres from Medium Low Density to Commercial

Office and rezoning the parcel from R-1-7 to CO. 3495 Highland Ave.

#### **DISCUSSION:**

The applicant, Mr. Albert Rodriguez owns an Air Condition Installation business and wants to have the ability to store HVAC units in an accessory building at his residence at 3495 Highland Avenue. The project site is located north of Whitson Street on the west side of Highland Avenue. The parcel is approximately 40, 600 square feet in size with a single family resident and oversized metal garage. The property is zoned R-1-7 that does allow offices, however a Home Occupation Permit does not allow for the business to have employees.

His 4 employees drive the company vehicles home and are dispatched from there. The only additional traffic generated to and from this site is when equipment must be picked up for a job. If approved the applicant will pay a traffic mitigation fees to offset the traffic impacts.

Mr. Rodriguez states no customers come to his residence and none of the HVAC units are displayed for retail sales. There will be no fabrication or other manufacturing done at the site only the storage of new units.

The parcel is adjacent to residential uses and a Light Manufacturing Zone that is being used as a Mini-storage facility.

The project was noticed as prescribed by law and the adjacent property owners within 300 feet were sent a notice. No comments were received.

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

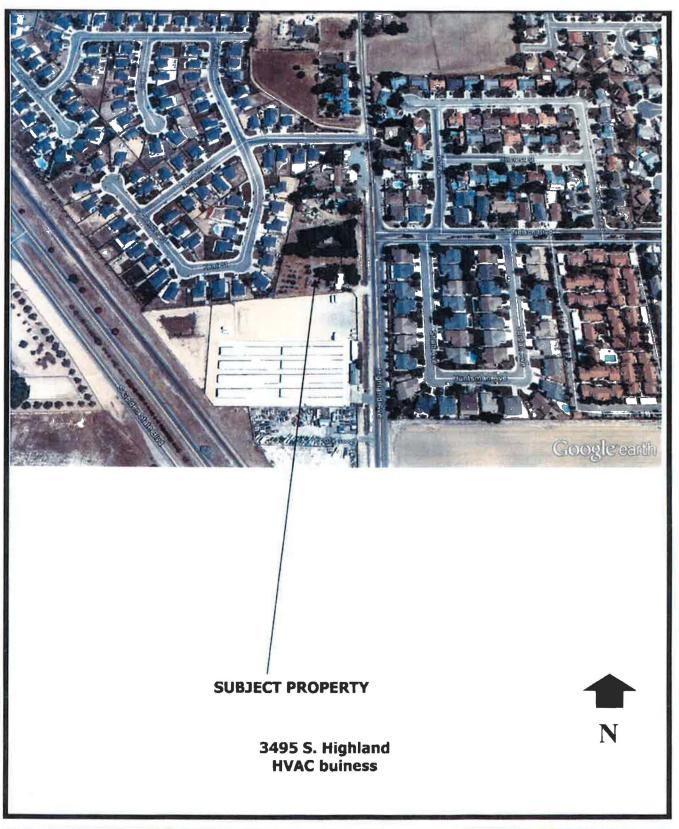
<b>RECOMMENDATION</b>	1
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Staff is presenting this item to the Planning Commission for their consideration and action.

Butanthanks	6-22,2016
Bryant Hemby, Assistant Planner	Date
Kennet Jun	6-22-2016
Ken Grey, City Manager	Date

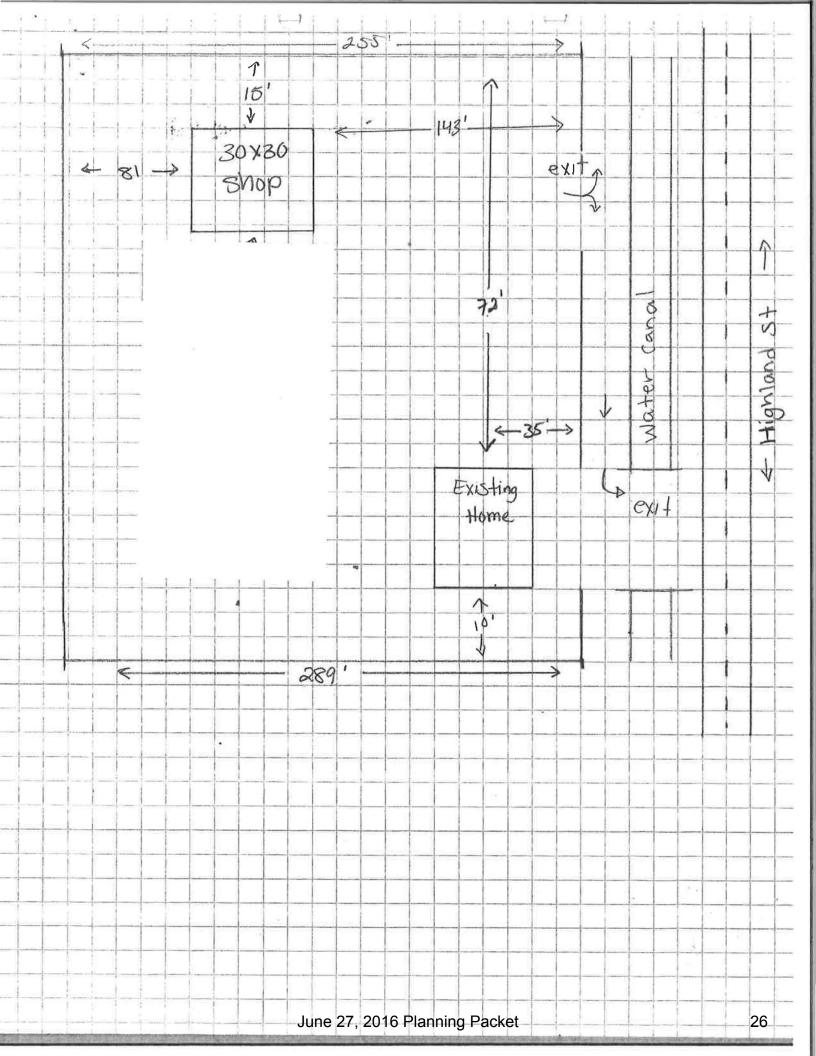
#### Attachments

1.	Location Map
2.	Site Plan
3.	Resolution, approving General Plan Amendment 2016-2.2
4.	Resolution, approving Zone Change 2016-2.2
5.	Resolution, denying General Plan Amendment 2016-2.2
6.	Resolution, denying Zone Change Amendment 2016-2.2



CITY OF SELMA COMMUNITY DEVELOPMENT DEPARTMENT





#### RESOLUTION NO. 2016-00\_

## A RESOLUTION OF THE SELMA PLANNING COMMISSION RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2016-02.2, TO THE CITY COUNCIL

#### 3495 HIGHLAND AVENUE

**WHEREAS**, on June 27, 2016, the Selma Planning Commission, at a regularly scheduled public hearing, considered a General Plan Amendment filed by Albert Rodriguez. The General Plan Amendment will amend the Land Use Designation for 3495 Highland Avenue (APN: 348-320-35), from Medium Low Density Residential to Commercial Office Land Use; 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 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 General 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:

#### **FINDINGS**:

- 1. The General 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. There are no physical constraints that would prohibit development.
- 2. The Planning Commission finds that the proposed General Plan Amendment meets 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 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 General 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 the General Plan Amendment 2016-2.2, 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  $27^{th}$  day of June 2016 by the following vote, to wit:

AYES:	COMMISSIONERS:	
NOES:	COMMISSIONERS:	
ABSTAIN:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	
		JIM IVORY, CHAIRMAN OF THE PLANNING COMMISSION
ATTEST:		
Bryant Hemby, S	Secretary, Selma City Planning	Commission

#### **RESOLUTION NO. 2016-00**

#### A RESOLUTION OF THE SELMA PLANNING COMMISSION RECOMMENDING APPROVAL OF ZONE CHANGE NO. 2016-02.2, TO THE CITY COUNCIL

#### 3495 HIGHLAND AVENUE

**WHEREAS**, on June 27, 2016, the Selma Planning Commission, at a regularly scheduled public hearing, considered a General Plan Amendment filed by Albert Rodriguez. The proposal Zone Change will rezone 3495 Highland Avenue (APN: 348-320-35), from R-1-7 to CO; 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 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 not detrimental to the health, safety, and general welfare of the City.
- 2. The Planning Commission finds that the proposed Zone Change meets 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 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, 2016-2.2 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 27<sup>th</sup> day of June 2016, by the following vote, to wit:

AYES:	COMMISSIONERS:			
NOES:	COMMISSIONERS:			
ABSTAIN:	COMMISSIONERS:			
ABSENT:	COMMISSIONERS:			
		JIM IVORY, CHAIRMAN OF THE PLANNING COMMISSION		
ATTEST:				
Bryant Hemby, Secretary, Selma City Planning Commission				

#### RESOLUTION NO. 2016-00\_

#### A RESOLUTION OF THE SELMA PLANNING COMMISSION RECOMMENDING DENIAL OF GENERAL PLAN AMENDMENT NO. 2016-02.2 TO THE CITY COUNCIL

#### 3495 HIGHLAND AVENUE

**WHEREAS**, on June 27, 2016, the Selma Planning Commission, at a regularly scheduled public hearing, considered a General Plan Amendment filed by Albert Rodriguez. The General Plan Amendment would have amended the Land Use Designation for 3495 Highland Avenue (APN: 348-320-35), from Medium Low Density Residential to Commercial Office Land Use; 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 deliberated and determined that the following findings can be made for denying the proposed General Plan Amendment. This denial is based on the reports, evidence and verbal presentations to support the actions taken at this meeting:

#### **FINDINGS**:

- 1. The General Plan Amendment does not provide a stable and orderly physical development of the community. It does not support the character and quality of life in the community.
- 2. The Planning Commission finds that the proposed General Plan Amendment does not meet the standards of development as set forth in both the Land Use Element and Circulation Element of the Selma General Plan and Selma Municipal Code.

**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 denial of General Plan Amendment 2016-2.2, subject to the Findings for made part of this Resolution to the City Council.

AYES:	COMMISSIONERS:		
NOES:	COMMISSIONERS:		
ABSTAIN:	COMMISSIONERS:		
ABSENT:	COMMISSIONERS:		
		JIM IVORY, CHAIRMAN OF THE PLANNING COMMISSION	
ATTEST:			
Bryant Hemby, Secre	etary, Selma City Planning Co	ommission	

The foregoing Resolution was duly approved by the Selma Planning commission at a regular meeting held on the  $27^{th}$  day of June 2016 by the following vote, to wit:

#### **RESOLUTION NO. 2016-00**

## A RESOLUTION OF THE SELMA PLANNING COMMISSION RECOMMENDING DENIAL OF ZONE CHANGE NO. 2016-02.2, TO THE CITY COUNCIL

#### 3495 HIGHLAND AVENUE

**WHEREAS**, on June 27, 2016, the Selma Planning Commission, at a regularly scheduled public hearing, considered a Zone Change filed by Albert Rodriguez. The Zone Change would have rezone 3495 Highland Avenue (APN: 348-320-35), from R-1-7 to CO; 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 deliberated and determined that the following findings can be made for denial 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:

#### FINDINGS:

- 1. The Planning Commission finds that the proposed Zone Change will not provide a stable and diverse community, and is not 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 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.

**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 denial of Zone Change, 2016-2.2 subject to the Findings for made part of this Resolution to the City Council.

AYES:	COMMISSIONERS:	
NOES:	COMMISSIONERS:	
ABSTAIN:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	
		JIM IVORY, CHAIRMAN OF THE PLANNING COMMISSION
ATTEST:		
Bryant Hemby, Se	ecretary, Selma City Planning	Commission

The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the  $27^{th}$  day of June 2016, by the following vote, to wit:

#### PLANNING COMMISSION STAFF'S REPORT

**DATE:** <u>June 27, 2016</u>

ITEM NO: 4.

**SUBJECT:** The purpose of this agenda item is to conduct a public hearing to

consider a Conditional Use Permit for the placement of an electric

Reader Board Signs at 2211 Highland Avenue.

#### **DISCUSSION:**

The Sikh Center of the Pacific Coast, applied to place a 20 foot 5'x 8'1" Electric Reader Board Sign on the Temple site located at 2211 Highland Avenue, Selma. The sign will be used to announce upcoming events happening at the Temple as well as elsewhere in the community. A location map and elevations are attached.

This item is coming before you because Selma's Municipal Title XI-28.6-2 (F) requires the approval of a Conditional Use Permit for these types of signs.

#### SMC Section: 11-28-6-2: COMMERCIAL SIGNS:

#### (F) Miscellaneous Commercial Signs:

13. Electronic Reader Board: A conditional use permit shall be required for all electronic reader boards. Electronic reader boards shall not exceed eight hundred (800) square feet in area and shall not be mounted at a height of more than seventy five feet (75'). The sign area of an electronic reader board shall not be counted against other permitted signage and may be combined with other permitted signage. Conditional use permits shall be applied for and processed as per chapter 16 of this title. Electronic reader boards shall not contain any display or illumination which is in motion or appears to be in motion or changes in intensity or exposes its message for less than four (4) seconds. The interval between messages shall not be less than one second.

The sign design and placement has been reviewed by staff and is in compliance with the City of Selma Zoning Ordinance. This sign will be reviewed and approved by Caltrans for compliance with their Outdoor Advertisement guidelines for height and glare restrictions on State Route 43.

Staff has reviewed the proposal and determined the project is consistent with the objectives and policies of the General Plan of the City of Selma and that the project is exempt under CEQA pursuant to Section 15061(b)(3) General Rule of the California Environmental Quality Act.

<u>COST:</u> (Enter cost of item to be purchased in box below)		BUDGET IMPACT: (Enter amount this non-budgeted item will impact this years' budget in box below – if budgeted, enter NONE).
None		None
FUNDING: (Enter the funding source for this item in box below – if fund exists, enter the balance in the fund).		ON-GOING COST: (Enter the amount that will need to be budgeted each year in box below – if one-time cost, enter NONE).
Funding Source: None		None
Fund Balance:	H 11	

**RECOMMENDATION:** Staff is presenting this item to the Planning Commission for their consideration and action.

Bugant Hemky	6-22-2016
Bryant Hemby, Assistant Planner	Date
Kennet Sun	6-22-2016
Ken Grey, City Manager	Date

#### Attachments

1.	Location Map
2.	Conceptual examples
3.	Resolutions
	Resolution approving the Conditional Use Permit to
	allow a Reader Board Sign
	Resolution, denying the Conditional Use Permit
	of the Reader Board sign



**SUBJECT PROPERTY** 

2211 Highland The Sikh Temple of the Pacific Coast

June 27, 2016 Planning Packet



N

### CITY OF SELMA COMMUNITY DEVELOPMENT DEPARTMENT



SIGN BY OTHERS HSS 8.625 # X 0.25 WALL -EXISTING ELECTRICAL CONNECTION -

**ELEVATION** 

SCALE: NTS

June 27, 2016 Planning Packet

NATURAL GRADE OR APPROVED COMPACTED FILL #4 x 12"

4-#4 VERTS
(TYP)
ROUND OR SO

SEE PLANS TO BOT OF COL.

ROUND

1) COLUMN FOOTING DETAIL NTS

VISTA CCTV TECH.
20' POLE SIGN

PASOUINI FNZINERIN

THESE PLANS AI FOR CONSTRUCT UNLESS A "WET SIGNATURE" FOR THE ENGINEER O AND A APPROVA WITH A "WET ST SIGNATURE" FRO LOCAL GOVERNIN AGENCY ARE PR



Message Board.

#### RESOLUTION NO. 2016-00\_

# A RESOLUTION OF THE SELMA PLANNING COMMISSION APPROVING CONDITIONAL USE NO. 2016-0024 TO ALLOW THE CONSTRUCTION OF AN ELECTRIC READER BOARD SIGN

#### 2211 HIGHLAND AVENUE, SELMA, CA. (The Sikh Temple of the Pacific Coast)

**WHEREAS**, on June 27, 2016, the Selma Planning Commission, at a regularly scheduled meeting, considered a Conditional Use Permit, application filed by The Sikh Temple of the Pacific Coast, to allow the construction of an Electric Reader Board sign at 2211 Highland Avenue, (APN:385-220-26); and

**WHEREAS**, the public hearing was noticed in accordance with all applicable local and state laws; and

WHEREAS, the Planning Commission, examined the whole record and considered Environmental Assessment No. 2016-0024 and found that Section 15061(b)(3) General Rule of the California Environmental Quality Act; and

**WHEREAS**, based on substantial evidence provided and the whole record before the Planning Commission 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; and

**WHEREAS**, the Planning Commission deliberated and hereby makes the following Findings for Approval of Conditional Use Permit No. 2016-0024:

#### Findings:

- 1. The Planning Commission finds that the Conditional Use Permit is consistent with the Selma General Plan because it furthers the goals of the Selma General Plan Land Use Element. There are no physical constraints that would prohibit development.
- 2. The Planning Commission finds that the proposed Conditional Use Permit meets 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 the proposed Conditional Use Permit meets the requirements and standards of the Selma Municipal Code

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

- 1. The above findings are supported by the record and presentation to the Planning Commission.
- 2. The Planning Commission approves the Conditional Use Permit subject to the Findings for Approval made part of this Resolution.

The foregoing Resolution was duly approved on the  $27^{th}$  day of June, 2016 by the following vote, to wit:

AYES:	COMMISSIONER:	
NOES:	COMMISSIONER:	
ABSTAIN:	COMMISSIONER:	
ABSENT:	COMMISSIONER:	
		JIM IVORY, CHAIRMAN OF THE PLANNING COMMISSION
ATTEST:		
	by, Secretary, Selma City Planning	Commission
Digame ricilli	by, occiding, ocima city i familing	Commission

#### RESOLUTION NO. 2016-00\_

# A RESOLUTION OF THE SELMA PLANNING COMMISSION MAKING FINDINGS FOR DENYING CONDITIONAL USE PERMIT NO. 2016-0024 FOR THE CONSTRUCTION OF AN ELECTRIC READER BOARD SIGN

2211 Highland Avenue, Selma, CA (The Sikh Temple of the Pacific Coast)

**WHEREAS**, on June 27, 2016, the Selma Planning Commission, at a public hearing meeting, considered Conditional Use Permit No 2016-0024 an application filed by The Sikh Temple of the Pacific Coast, for the construction of a Reader Board Sign at 2211 Highland Avenue, Selma, CA 93662 (APN: 385-220-26); and

**WHEREAS**, the public hearing was noticed in accordance with all applicable local and state laws; and

WHEREAS, the Planning Commission, examined the whole record and considered Environmental Assessment No. 2016-0024 and found that Section 15061(b)(3) General Rule of the California Environmental Quality Act; and

**WHEREAS,** based on substantial evidence provided in the whole record before the Planning Commission 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; and

**WHEREAS**, the Planning Commission deliberated and hereby makes the following Finding for denying Conditional Use Permit No. 2016-0024:

#### FINDING:

1. The Public Health and Welfare would not be best served by the issuance of this Conditional Use Permit.

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

- 1. The above recitals and findings are true and correct.
- 2. The Planning Commission hereby denies Conditional Use Permit No. 2016-0024, for the construction of an Electric Reader Board Sign at 2211 Highland Avenue, Selma, CA, 39662.

The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the 27 <sup>th</sup> day of June 2016 by the following vote, to wit:				
AYES:	COMMISSIONER:			
NOES:	COMMISSIONER:			
ABSTAIN:	COMMISSIONER:			
ABSENT:	COMMISSIONER:			
	JIM IVORY, CHAIRMAN OF THE SELMA PLANNING COM	- MISSION		
ATTEST:				
Bryant Hemb	phy Secretary Selma Planning Commission			
Bryant Hemby, Secretary, Selma Planning Commission				

#### PLANNING COMMISSION STAFF REPORT

DATE: <u>June 27, 2016</u>

ITEM NO: 5

**SUBJECT:** The purpose of this agenda item is to hold a public hearing to consider the

approval of Selma General Plan Amendment 2016-2.3 the re-designating of 6.57 acres of High Density and Medium High Density to Commercial Services

and rezoning from R2 & R3 to C3.

#### **DISCUSSION:**

The applicant is proposing to develop these 6.57 acres into a phased commercial center. The First Phase (Phase I) will consist of approximate 124,021 square feet developed into mini storage with a care takes that. The Scood Phase (Phase 2) will be developed into approximatel 83/332 square feet of Commercial read uses.

If approved entitlements which accompany this development are the reorganization/annexations of the project into the City of Selma and Selma-Kingsburg-Fowler County Sanitation District. The detachment from both Cal-Fire and the Kings River Conservation District, along with an amendment to the City of Selma Storm Drainage Master Plan.