

NOTICE AND CALL OF A SPECIAL MEETING
OF THE PLANNING COMMISSION OF THE CITY OF SELMA

NOTICE IS HEREBY GIVEN that a Special Meeting of the Planning Commission of the City of Selma, is hereby called to be held on July 29, 2019, commencing at 6:00 p.m., in the Council Chambers at 1710 Tucker Street, Selma, California 93662, for the purpose of discussing the following matters:

CONSENT CALENDAR

- 1) Consideration and necessary action on the minutes of the November 07, 2018 meeting.
- 2) Consideration and necessary action on the minutes of the January 28, 2019 meeting.
- 3) Consideration and necessary action on the minutes of the June 24, 2019 meeting.

PUBLIC HEARINGS

1. Consideration of CONDITIONAL USE PERMIT NO. 2018-0039 - Resolution No. 2019-03 approving a Conditional Use Permit for a two-story multifamily apartment complex at 3420 McCall Avenue, Selma CA 93662 (APN 358-080-37) and a Notice of Exemption regarding the same.
2. Consideration of TENTATIVE SUBDIVISION MAP, PLANNED UNIT DEVELOPMENT AND DENSITY BONUS NO. 2018-0038 - Resolution 2019-04 approving a Tentative Subdivision Map, Planned Unit Development, and Density Bonus application filed by Harbhajan Nagra, for the purpose of permitting a 10-lot subdivision at 2595 Pine Street, Selma, CA 93662 (APN 390-020-81) and a Notice of Exemption regarding the same.

The public will be provided an opportunity to comment on the items.

Dated: July 26, 2019

/s/

Glenn Niswander, Chairman

STATE OF CALIFORNIA)
COUNTY OF FRESNO) SS
CITY OF SELMA

AFFIDAVIT OF POSTING

I, Sabino Cayetano, Building-Planning Technician of the City of Selma, hereby certify that a copy of the Notice of the Special Meeting of the City Council of the City of Selma, to be held on July 29, 2019, at the hour of 6:00 pm, was posted at the as posted at the Selma City Hall Bulletin Board, 1710 Tucker Street, Selma CA 93662, which is freely accessible to members of the public, and City's website, and delivered not less than twenty-four hours before the time of the meeting to the following:

Glenn Niswander, Chairman
Joel Fedor, Commissioner
Johnny Gonzalez, Commissioner
Mandeep Singh, Commissioner

Ramza Coury, Commissioner
Greg Garcia, Commissioner
Balwinder Sekhon, Commissioner

DeeDee Hayslett
Sandi Niswander
Tan T. Hoang

I declare under penalty of perjury that the foregoing is true and correct. Dated this ^{26th} ~~25th~~ day of July, 2019.

/s/

Sabino Cayetano, Building-Planning Technician

DO NOT REMOVE FROM BULLETIN BOARD UNTIL AFTER JULY 29, 2019

**SPECIAL MEETING AGENDA
CITY OF SELMA
PLANNING COMMISSION**

**July 29, 2019
6:00 PM**

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

Call to order at **6:00 p.m.**

Flag salute led by Commissioner Garcia

Roll Call: Commissioners Niswander, Coury, Fedor, Garcia, Gonzalez, Sekhon, Singh

***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:** At this time, any member of the public may address the Commission regarding any item over which the Commission has jurisdiction. No action or discussion will be taken on any item not on the agenda. Issues raised will be referred to the Chairperson for review. Members of the public shall limit their remarks to three (3) minutes.*

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ADJOURNMENT

- *Any writings or documents provided to a majority of the Selma 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.*
- *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (559) 891-2200. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

DRAFT
CITY OF SELMA
MINUTES OF PLANNING COMMISSION MEETING
June 24, 2019

Chairman Niswander called the meeting of the Selma Planning Commission to order at 6:01 p.m. in the Council Chambers. Commission members answering roll call were Fedor, Garcia, Singh, Gonzales, Sekhon and Chairman Niswander Commissioner.

Commissioner Fedor and Commissioner get sworn in.

Also present were City Attorney James M. Casso, & Planner Kira Nougara.

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.

PUBLIC HEARINGS

Consideration and necessary action for a conditional use permit, for Diversified Wellness Center of Selma at 3800 and 3810 McCall Avenue, Selma, CA 93662 (APN: 358-380-26) .Public hearing.

Chairman Niswander opened the public portion.

Planner Kira Nougara describes Diversified Wellness Center conditional use permit NO.2019-0014 to the Planning Commission.

Chairman Niswander asks if any from applicant side is present, come forward, state your name, and address for the record.

Applicant George Kosla at 3800 McCall Avenue, Selma, Ca 93662 describes the move for Diversified Wellness Center conditional use permit NO.2019-0014 to the Planning Commission.

There being no further public comments, Chairman Niswander closed the public hearing portion of the meeting.

The Commission discussed the item and Commissioner Fedor motioned for approval. Motion was seconded by Commissioner Singh and was carried by the following vote.

AYES:	Fedor, Gonzalez, Sekhon, Singh, & Niswander
NOES:	Garcia
ABSTAIN:	None
ABSENT:	Coury

WORKSHOP

Kira Noguera from Quad Knopf describes the scope of their service to the Planning Commission.

DIRECTOR'S REPORT

City Manager Teresa Gallavan expresses the happiness of having Quad Knopf to the Planning Commission. In addition, to having regular meetings and the transitioning. Also the recruitment for a new Planner. As well having a consultant help the city on our housing element for rezoning. At the last Council meeting, approved an ordinance to turn Tucker St into a one-way street.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:09 p.m.

Respectfully submitted,

Sabino Cayetano
Building Planning Technician

Glenn Niswander, Chairman
of the Planning Commission

Kira Noguera
Secretary of the Planning Commission

**DRAFT
CITY OF SELMA
MINUTES OF PLANNING COMMISSION MEETING
January 28, 2019**

The meeting of the Selma Planning Commission was called to order at 6:15 p.m. in the Council Chambers by Chairman Niswander. Commission members answering roll call were Coury, Garcia, Gonzales, and Chairman Niswander.

Commissioner Johnny Gonzales arrived at 6:15pm.

Also present were: Associate Planner Carpenter, Building- Planning Technician Cayetano, and City Manager Gallavan.

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.

PUBLIC HEARINGS

Consideration and necessary action for conditional use permit, for Salinas Recycling resolution 2019-001 at 3706 McCall Ave. *Public hearing*

Chairman Niswander opened the public portion.

Planner Aaron Carpenter describes Salinas Recycling conditional use permit conditions to planning commission for review and approval.

Chairman Niswander asked if applicant wants to add anything to staff report, or if anyone want to speak in favor or in opposition of the application.

There being no further public comments, Chairman Niswander closed the public hearing portion of the meeting.

The Commission discussed the item and Chairman Niswander motioned for approval. Motion was seconded by Commissioner Gonzales and carried by the following vote.

AYES:	Gonzales, Garcia, Niswander
NOES:	Coury
ABSTAIN:	None
ABSENT:	Sing

ORAL COMMUNICATION

Commission to discuss on traffic issues with intersections off of Barbara St and McCall as well as intersections of Rose Ave and Thompson.

Chairman Niswander has questions about the fence inhibiting the visibility to southbound traffic. Has the city Engineer deemed intersection needs another stop sign?

City Manager Teresa Gallavan responds , I do not know at this time. However, I will find out and get back to the Planning Commission.

Commissioner Garcia had concerns about a few citizens that intersection at Barbara and McCall.

City Manager Teresa Gallavan asked Commissioner Garcia to clarify intersection.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Sabino Cayetano
Building / Planning Technician

Glenn Niswander, Chairman
of the Planning Commission

Kira Noguera
Secretary of the Planning Commission

DRAFT
CITY OF SELMA
MINUTES OF PLANNING COMMISSION MEETING
November 07, 2018

Chairman Niswander called the meeting of the Selma Planning Commission to order at 5:30 p.m. in the Council Chambers. Commission members answering roll call were Gonzales, Serimian, Singh, Coury, Garcia, Trujillo and Chairman Niswander Commissioner.

Also present were City Attorney James M. Casso, & Planner Aaron Carpenter.

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.

Consideration and necessary action for a conditional use permit, for Salinas Recycling at McCall Avenue, Selma, Ca. (APN: 358-380-41). Public hearing.

Chairman Niswander gives the rules and procedures for commenting on the agenda.

Chairman Niswander opened the public portion of the meeting.

Santiago Salinas, 14592 E Shaw Ave, Sanger, Ca came to the podium in support of Salinas Recycling.

Chairman Niswander asked Salinas Recycling owner to stick to agenda for his CUP.

Commissioner Serimian asked Salinas Recycling owner about the time line for his site plan review.

Santiago Salinas responded in support to expand for his CUP.

Commissioner Serimian asked if property owner requested Salinas Recycling to relocate off existing asphalt location.

Santiago Salinas responded that they were asked to move from existing location not asphalt location.

Chairman Niswander asked if property owner asked Salinas Recycling to install a new asphalt area.

Santiago Salinas agreed to question.

Chairman Niswander asked Salinas Recycling if it was willing to install a chain-link fence with slats.

Santiago Salinas explained the difference with or without slats for safety reasons.

Chairman Niswander asked Salinas Recycling if he is against a chain-link fence with slats.

Santiago Salinas responded he is willing to do fence a with slats for CUP approval.

Commissioner Serimian asked Salinas Recycling owner if he is going to be or is providing security lighting for the area for security.

Santiago Salinas responded they provide electricity with solar panels for minor equipment.

Planner Aaron Carpenter responded to Chairman Niswander that Selma Police will have their comments and conditions.

Chairman Niswander asked if anyone wanted to speak in favor for this application to step forward.

Chairman Niswander asked if anyone wanted to speak against the application to come forward.

Donald Krouskup, 1333 Chestnut St speaks against.

Chairman Niswander asked if anyone else wants to speak to come forward.

Betty Martinez, 3670 McCall Ave speaks against.

Commissioner Serimian asked Betty Martinez what portion of the fence is locked at the location of the apartments.

Chairman Niswander asks if the applicant would like to rebut.

Santiago Salinas talks to Planning Commission to rebut for support for CUP.

There being no further public comments, Chairman Niswander closed the public hearing portion of the meeting and returned to the matter to the Commission for discussion and a motion.

Chairman Niswander recommended to continue the consideration of the conditional use permit, for Salinas Recycling at McCall Avenue, Selma, Ca. (APN: 358-380-41)

The Commission discussed the item and Commissioner Coury motioned for approval. Motion was seconded by Commissioner Trujillo and was carried by the following vote.

AYES:	Serimian, Gonzalez, Trujillo, Singh, Garcia, Coury & Niswander
NOES:	None
ABSTAIN:	None
ABSENT:	None

Consideration and necessary action for Municipal Code Amendment No 2018-01). Public hearing.

Chairman Niswander opened the public portion.

Planner Aaron Carpenter described Amendment Code NO. 2018-01 to the Planning Commission, to adopt Chapter 35 to Title XI of the Selma Municipal Code and Amend Chapter 11-1-1 of Title XI of the SMC to add Definitions related to Accessory Dwelling Units.

Chairman Niswander talked about previous agenda that talked about cargo containers being used as dwelling units .

Planner Aaron described the ADU clarifications to Chairman Niswander.

Chairman Niswander asked for more clear clarifications and conditions of installation for ADU's.

Planner Aaron described to Planning Commission that conditions and installation procedures are part of existing the General Plan and Zoning Ordinance.

City Attorney James M. Casso described section requirements of ADU's to the Planning Commission.

Commissioner Garcia asks if the Municipal Code Amendment met the state law signed by the Governor.

City Attorney James M. Casso agreed it meets the requirements.

Commissioner Coury talked about concerns about parking on a lot.

City Attorney James M. Casso talked about the parking requirements.

City Attorney James M. Casso described that the ADU's for now did not have studies done for old neighborhoods.

Commissioner Coury talked about concerns about setbacks on a lot.

City Attorney James M. Casso describes parking requirements for the primary dwelling and accessory dwelling unit.

Commissioner Coury talked about concerns about over building on lots.

Commissioner Gonzales described owner will have to meet setbacks.

City Attorney James M. Casso described ADU's requirements by the state.

Commissioner Serimian stated bigger lots would be in Fresno County.

Chairman Niswander stated if a lot is in Fresno County the city not involved. And if a lot is maxed out, no one can do an ADU on a lot maxed out.

Commissioner Gonzales asked Planner Aaron Carpenter a question on the requirements for a lot from the City of Selma.

The Planning Commissions talks about Municipal Code Amendment No 2018-01.

There being no further public comments, Chairman Niswander closed the public hearing portion of the meeting.

Chairman Niswander recommends to continue the consideration of resolution recommending City Council adoption of an ordinance to amend the Municipal Code (Amendment No. 2018-01).

The Commission discussed the item and Commissioner Serimian motioned for approval. Motion was seconded by Commissioner Coury and was carried by the following vote.

AYES:	Serimian, Coury, Singh, Gonzalez, Trujillo, & Niswander
NOES:	None
ABSTAIN:	None
ABSENT:	None

DIRECTORS REPORT

City Manager Teresa Gallavan explains to Planning Commission about Aaron Carpenter and herself to pursue working together to better development.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Sabino Cayetano
Building Planning Technician

Glenn Niswander, Chairman
of the Planning Commission

Kira Noguera
Secretary of the Planning Commission

**SELMA CITY PLANNING COMMISSION
STAFF REPORT**

Meeting Date: July 29, 2019

TO: Selma City Planning Commission

FROM: Community Development Department

SUBJECT: AGENDA ITEM NO. 1
Submittal No. 2018-0039:
▪ Conditional Use Permit/Site Plan Review
▪ CEQA Categorical Exemption

Summary and Purpose

The purpose of agenda item No. 1 is to conduct a public hearing to consider a Conditional Use Permit application to build a two-story multifamily apartment complex at 3420 McCall Avenue (APN 358-080-37) on a 1.05 acre vacant lot. The project site is at the southeastern corner of Nelson Boulevard and McCall Avenue. The project site is zoned C-O, or Commercial Office zone.

The complex will be two stories tall, reach a maximum height of 30 feet, and contain 20 2-bedroom units. Off street parking will be provided as a combination of attached garages and open parking stalls, totaling 41 stalls (one of which is an ADA compliant handicapped stall). Amenities include a pool, a decorative wrought iron fence with masonry pilasters, electric security entry gates, a controlled entry pedestrian access gate, trash enclosures, and a concrete patio per apartment unit.

Application Information

1. Applicant: Dwight Nelson
2. Project Location: The subject property is located on the southeast corner of Nelson Boulevard and McCall Avenue, with access to and from Nelson Boulevard to the north and McCall Avenue to the west, from the adjacent parcel to the south. (APN 358-080-37).
3. General Plan Land Use: Commercial Office
4. Zoning: C-O Commercial Office
5. Applicant's Request: The Conditional Use Permit is subject to Chapter 16 of the Municipal Code and will permit the development of the multifamily apartment complex, subject to all conditions of approval.

Adjacent Land Use, Zone, and General Plan Designation			
<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Vacant	C-1	Neighborhood Commercial
South	Professional Offices	C-O	Commercial Office
East	Multifamily Apartments	R-4	Regional Commercial
West	Elementary School	School	Public Facilities

Zoning/General Plan

The project site is currently zoned as Commercial Office. Multifamily dwellings, or “multiple dwelling” as the code describes it, are permitted uses, subject to the provisions of chapter 20.1, “Site Plan Review”. According to section 11-5.3-3 of the City of Selma Municipal Code (“SMC”), buildings over one story in height require a Conditional Use Permit. Section 11-5.3-4 states that “in the event the building of an existing building in an abutting residential or commercial zone exceeds these provisions, this height restriction may be waived subject to first securing a conditional use permit, such waiver not to exceed the height of the existing abutting building or the maximum building height permitted in the abutting zone, whichever is lower.

Pursuant to section 11-5.3-13 of the SMC Zoning Code, a minimum lot area of 4,000 square feet shall be required for the first unit and 1,000 square feet of lot area shall be required for each additional second through sixth units. Each additional unit over 6 shall require 1,500 square feet of lot area. Given that this project involves 20 units, the total required lot size is 30,000 square feet ($4,000 + 5(1,000) + 14(1,500)$). The lot is 45,738 square feet, making it compliant with the Zoning Code. The Code also requires a lot width of 70 feet and depth of 100 feet, of which the project in question is in compliance as well.

Access and Right of Way

Access to the property by residents will be from Nelson Boulevard. A Fire Department only gate will be accessed from the lot to the south by way of an existing driveway approach on McCall Avenue. Staff supports having this second access point because it will allow for better circulation in and out of the property for fire emergency vehicles. Conditions of approval require this gate be locked at all times and accessed only with an approved Knox box.

Parking/On-Site Circulation

The Zoning Code requires two (2) parking stalls for each 2-bedroom dwelling unit. The 20 apartments proposed are each 2-bedroom units, making the required parking 40 stalls. The proposed project includes 41 parking stalls, making it in compliance with the Zoning Code.

Architectural and Site Design Standards

The site meets the City’s design standards for height, setbacks, and parking. Because the project lot sides on a residential zone, a solid masonry wall of five (5) to six (6) feet is required along the eastern property line. An existing block wall satisfies this requirement.

Signage:

All new signage would be required to meet the Zoning Code and a separate permit is required. The project would be allowed building signage and monument signage per the standards in the SMC.

Environmental Assessment:

Pursuant to California Environmental Quality Act (CEQA) Guidelines, Public Resources Code Section 15332 In-Fill Development Projects, it has been determined that this project is categorically exempt from additional CEQA processes. Categorical exemption findings are attached.

Recommended Approval Findings:

Pursuant to section 11-16-4 of the SMC, a Conditional Use Permit shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings:

- A. That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking loading, landscaping, and other features required by this Section 11-16-4 to adjust said use with land and uses in the neighborhood.
- B. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- C. That the proposed use will have no adverse effect on property within a three hundred-foot (300') radius of the permitted use thereof. In making this determination, the Planning Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation, setbacks, height of buildings, walls and fences, landscaping, outdoor lighting, signs, such other characteristics as will affect surrounding property.
- D. That the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.
- E. That the proposed use is consistent with the Selma General Plan and applicable land use component plans which may establish criteria for approval and/or standards for development.

Site Plan Review:

The following standards from the City Zoning Ordinance shall be met:

- 1. Lot Dimensions
- 2. Height
- 3. Setbacks
- 4. Walls & Fences
- 5. Off-Street Parking
- 6. Access: Pedestrian, Vehicular, and service

7. Signs
8. Lighting
9. Street dedications and improvements
10. Landscaping

As explained in the review of the Conditional Use Permit, the standards of the Site Plan Review, pursuant to the SMC, have all been met.

Recommended Approval Findings – Site Plan Review

Pursuant to Section 11-20.1(B)5 of the SMC, the Site Plan Review shall be approved only when the designated approving authority (planning official) finds that the proposed use or activity complies with all of the following findings:

- A. All of the applicable provisions of this Chapter are complied with;
- B. The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on the surrounding property;
 - a. Facilities, improvements, and utilities;
 - b. Vehicular ingress, egress, and internal circulation;
 - c. Setbacks;
 - d. Height of buildings;
 - e. Location of service use areas;
 - f. Walls; and
 - g. Landscaping.
- C. The proposed lighting is so arranged as to deflect the light away from adjoining properties; and
- D. The proposed signs will not by size, location, or lighting interfere with traffic or limit visibility.
- E. That any conditions of approval are deemed necessary to protect the public health, safety, and welfare.

Recommended conditions of Conditional Use Permit:

Staff Recommends that the approval be conditioned upon the following:

Planning Conditions:

1. The height of the buildings shall not exceed the height of the existing abutting apartment complex to the east or the maximum building height permitted in the abutting zone, whichever is lower.
2. When accessing the site by vehicle, residents shall only access the site from Nelson Boulevard. The access gate on the south side of the property shall only be accessed by Fire Department and other emergency vehicles with an approved Knox box.

3. The applicant shall submit a Site Photometric (lighting) Plan at time of building permit.
4. The applicant shall submit a landscape plan at time of building permit submittal. The landscape plan shall be compliant with MWEL0, including but not limited to the following conditions:
 - a. Plan shall include square footages of landscaped area shown and water use calculations.
 - b. Turf shall be limited to no more than 25% of total landscape area.
 - c. No turf shall be permitted in any landscape area less than eight feet (8') in width.
 - d. The landscape plans shall include a regular maintenance schedule, per the Zoning Ordinance.
 - e. Water use classifications shall be based on WUCOLS IV.
5. An encroachment permit shall be obtained prior to commencement of work in the public right of way.
6. Trash enclosures shall be designed to accommodate refuse and recycling bins and be ADA accessible by residents. The trash enclosure shall also include a roof structure and be enclosed by a finished block wall.
7. The project shall connect to existing sewer and water lines. Sewer and water services shall be installed per plans approved by the City Engineer.
8. A separate sign application and administrative approval process will be required before ordering or installing any signage.
9. The developer shall provide proof of compliance with the San Joaquin Valley Air Pollution Control District (SJVAPCD) standards prior to issuance of building permit. The project will be required to meet Rule 9510 (indirect source review) and submit a construction notification to the district for the project and that compliance with the Districts Regulation VIII (fugitive dust) Rules will be monitored.
10. Outdoor lighting shall utilize energy efficient fixtures and lamps, such as LED, high pressure sodium, metal halide, low pressure sodium, hard wired compact fluorescent, or other lighting technology that is of equal or greater efficiency. All new outdoor lighting fixtures shall be energy efficient with a rated average bulb life of not less than ten thousand (10,000) hours.
11. Architectural features may be illuminated by up lighting, provided that the lamps are low intensity to produce a subtle lighting effect and no glare or light trespass is produced. Wherever feasible, solar powered fixtures should be used.
12. If not exercised within one (1) year from the date of approval, this Conditional Use Permit shall expire and become void, except where an extension of time has been approved in compliance with the Zoning Code.
13. A cross access agreement to allow access to the trash enclosure and ingress and egress from the neighboring parcel shall be recorded prior to issuance of occupancy. The City of Selma shall be a party to the agreement.

Fire Department Conditions:

14. Construction documents and calculations for all fire protection and notification systems shall be provided to Selma Fire Prevention Bureau for review. Installation of any fire protection or notification system shall not be started without first receiving a permit.
15. Approved notices or markings that include the words "NO PARKING-FIRE LANE" shall be provided for fire apparatus access roads.
16. Buildings shall have approved address numbers or identification placed in a position that is plainly visible from the street fronting the property. Numbers shall contrast with their background and be posted a minimum of ten feet above the ground and be in Arabic numerals or alphabet letters (8"high numbers with a minimum stroke width of $\frac{3}{4}$ ").
17. An approved gate opening device (KnoxBox) for both vehicle gates shall be installed.
18. Key boxes (KnoxBox) shall be installed in an approved location at a height of approximately 6-8 feet above grade. The key box shall contain labeled keys to gain access into all portions of the building.
19. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. (CFC 507)
20. A fire sprinkler system is required. Fire sprinkler system shall be installed and maintained in accordance with the California Fire Code, Selma Fire Prevention bureau amendment and policies and NFPA standards 13R.
21. Automatic fire alarm system required and shall be installed in accordance with the California Fire Code, Selma Fire Prevention Bureau and NFPA 72.
22. Fire hydrant systems shall comply with California Fire Code 580 and appendix C. Three foot clear space shall be maintained around the circumference of fire hydrant. Fire hydrants shall be painted yellow.
23. Vehicle impact protection shall be required when any fire protection equipment is located in open areas such as parking lots. Barrier shall be built in accordance with California Fire Code 312.
24. Portable fire extinguishers shall be selected, installed and maintained in accordance with the California Fire Code, NFPA 10 and Title 19 California Code of Regulations. Fire extinguisher type and placement locations shall be shown on the plans.

Engineering Conditions:

25. Update site plan to provide complete dimensioning sufficient to very depths of parking stalls, landscape islands for overhang, widths of sidewalks, etc.
26. Provide required accessible parking stalls and pedestrian access / path of travel.
27. Developer to pay fair share contribution for future signal improvements as determined by the Engineering Department at time of building permit submittal.
28. ADA ramp at southeast corner of McCall and Nelson shall be reconstructed to current City of Selma and ADA Standards.
29. Alley drive approach shall be removed and replaced with curb, gutter and sidewalk per City of Selma Standards.
30. Accessible path of travel to pool and trash enclosure required.

SKF Sanitation District Conditions:

31. Complete and submit a multi-family sewer connection application prior to the issuance of the sewer connection permit.
32. Install a 6-inch sewer service lateral with cleanout and box at the property line.
33. Call SKF for an inspection of the sewer lateral installation.

General Conditions:

34. All requirements of the Selma Municipal Code, as they pertain to this application, shall be complied with and such requirements shall be made a condition of permit approval.
35. The Applicant and Property Owner shall within thirty (30) days after approval of CUP No. 2018-0039 by the Planning Commission, submit to the Planning Department his/her written consent to all of the conditions referenced herein. The Applicant understands that approval of this Resolution and CUP No. 2018-0039 will be of no force or effect unless such written consent is submitted to the City within the stated 30-day period.
36. The rights granted under Conditional Use Permit No. 2018-0039 shall expire within one (1) year from the date of approval by the Planning Commission unless exercised within that period or unless the Applicant applies for and is granted an extension of time. No extension of time shall be considered unless the application for an extension is filed at least thirty (30) days prior to its expiration. The extension will not be granted if conditions have changed such that the requisite findings for approval can no longer be made.
37. Any violation or failure to comply with any of the conditions of the approval of this permit shall be grounds for modification or revocation of Conditional Use Permit No. 2018-0039. The

Applicant may be required to reimburse the City fully for its costs and expenses, including but not limited to, attorney's fees, in undertaking any required corrective action. Reimbursement of enforcement costs may constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City may refrain from issuing permits, licenses, or other approvals until such violation has been fully remedied.

38. Upon discontinuance of the activity authorized herein for a period of one hundred and eighty (180) days or more, the Conditional Use Permit No. 2018-0039 shall automatically expire, pursuant to the provisions of the Selma Municipal Code, and subject to all necessary due process requirements.
39. The Conditional Use Permit No. 2018-0039 may be referred to the Planning Commission for modification or revocation at any time if the use is operated contrary to the conditions of approval, or if the use is being operated in violation of applicable state or federal laws, the Selma Municipal Code and/or ordinances.
40. The Applicant and Property Owner shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the applicant and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense.

On July 17, 2019, the notice of hearing was published in the Selma Enterprise, and mailed by the City to property owners within a 300 feet radius of the project site.

Prepared by:

Kira Noguera
City Planner

Date

Approved by:

James M. Casso
Planning Commission Counsel

Date



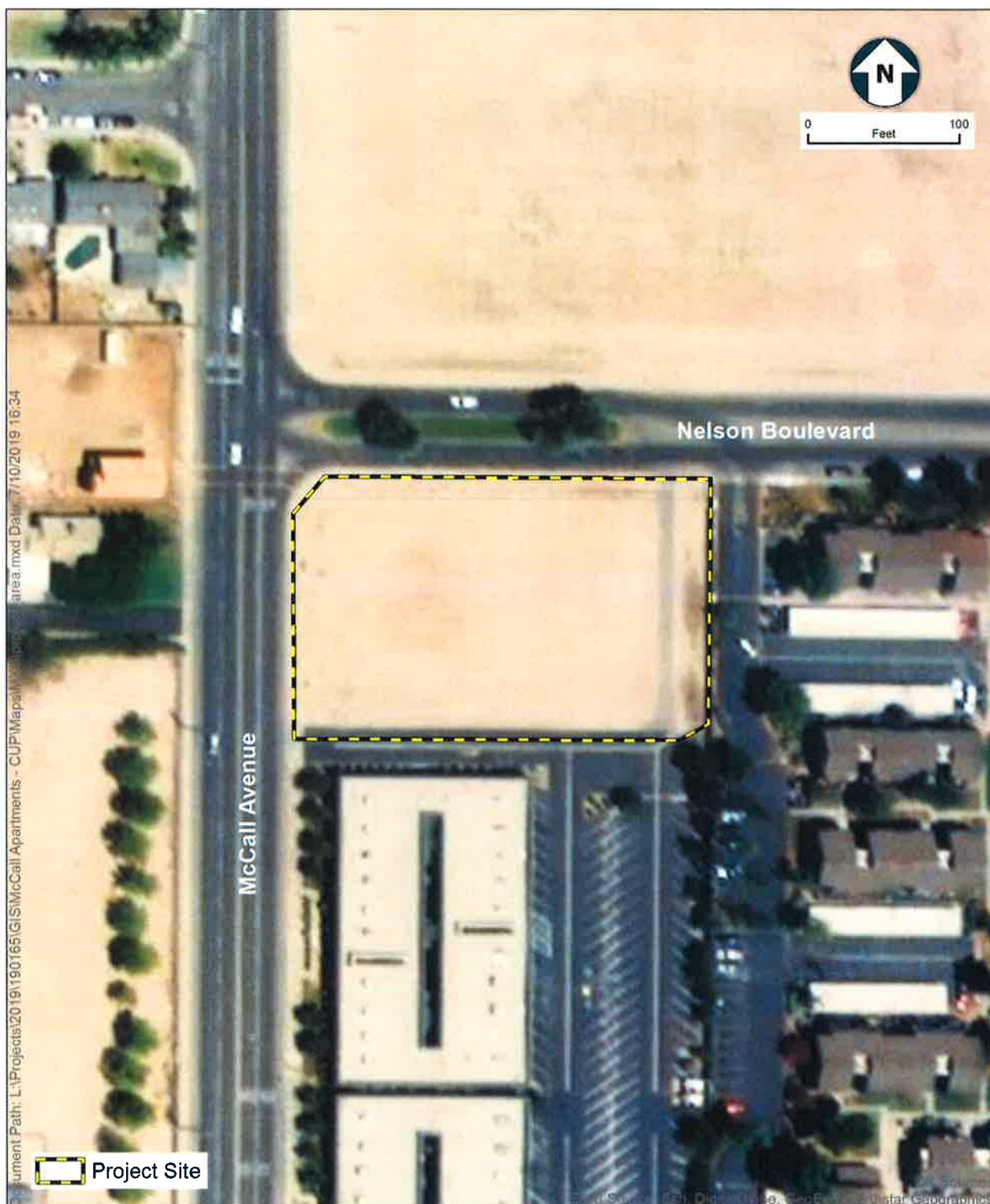
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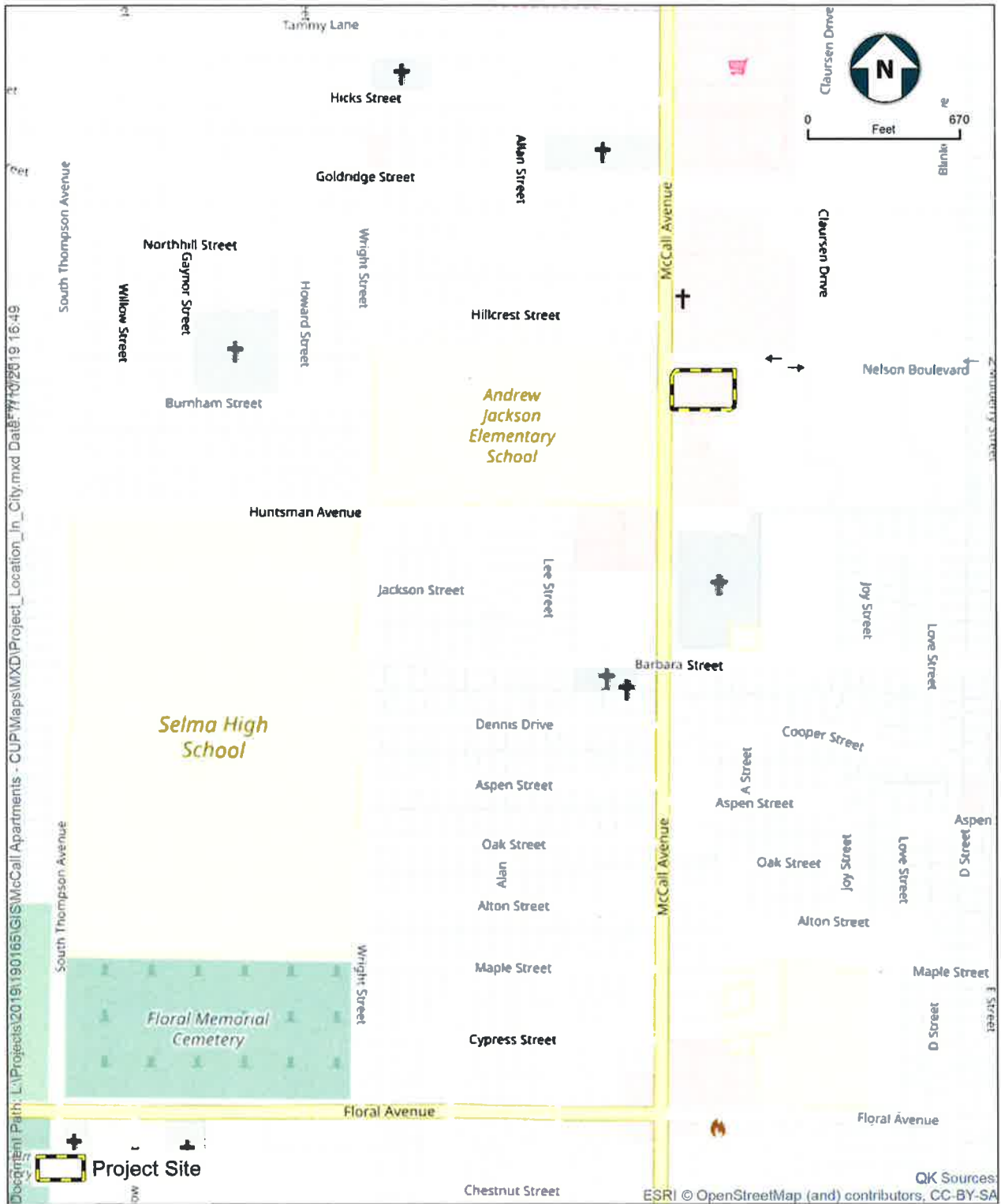
Location Maps

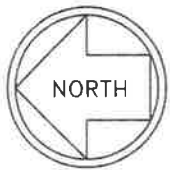
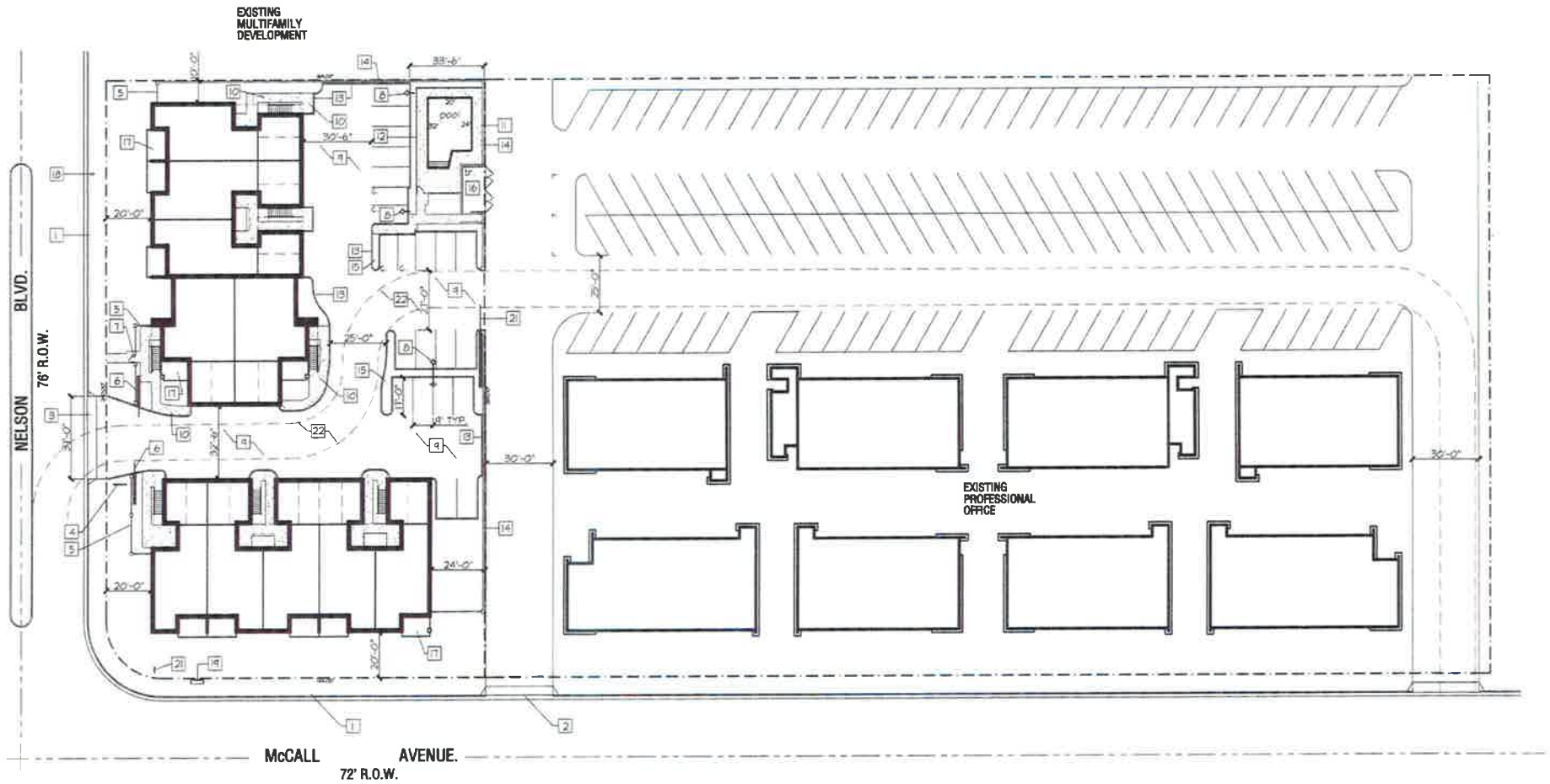
Site Plan

Categorical Exemption findings

Resolution No. 2019-03 recommending approval of Conditional Use Permit No. 2018-0039







SITE PLAN

City of Selma

CEQA Class 32 (Infill Development) Exemption Findings

The purpose of CEQA Categorical Exemption 32 (Section 15332 of California Environmental Quality Act ("CEQA") Guidelines, Title 14, Chapter 3 of the California Code of Regulations) is to promote in-fill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects.

Project Description:

The project site is located at 3420 S. McCall Ave. Selma CA. 93662 on the southeast corner of McCall Avenue and Nelson Boulevard. The parcel is 1.05 ac, zoned C-O (Commercial-Office). The APN is 358-080-37. The proposed development is for a 20-unit multi-family residential complex consisting of 20 2br/2ba units and with enclosed 1 car garages.

Required Findings:

- a) *This project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designations and regulations.*

SUPPORTING INFORMATION: The project site is located on an active commercial service corridor and is designated Commercial-Office (CO) but also allows for high-density residential development in the same use area. The new development would be immediately adjacent another, existing, high-density residential development of a similar and compatible use type along Nelson Boulevard.

- b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

SUPPORTING INFORMATION: The project site is a 1.05-acre parcel located at the intersection of McCall Avenue and Nelson Boulevard within the designated city limits boundaries. The site is located along a major north/south commercial corridor and surrounded by other commercial, municipal and residential properties.

- c) *The project site has no value as habitat for endangered, rare or threatened species.*

SUPPORTING INFORMATION: The project site is located within a completely urbanized use zone and consists only of a graded lot, completely bare of any trees

or vegetative growth. There are no known riparian habitats or sensitive natural communities within the planning area.

- d.1) *Approval of the project would not result in any significant effects relating to traffic.*

SUPPORTING INFORMATION: The project site is located on an active commercial service corridor and Collector Street (McCall Avenue) and According to the latest edition (10th) of the I.T.E. manual the 20-unit residential complex will generate an average of 7.32 trips per unit per day, slightly increasing the capacity of the streets near the development site, but not significantly increasing the over-all level of activity already designated for the area. There are no known significant traffic related issues.

- d.2) *Approval of the project would not result in any significant effects relating to noise.*

SUPPORTING INFORMATION: The project site is located on the corner of an active commercial arterial and a collector street but with no significant noise generating sources nearby. The limited size of the development (20-units) should not contribute to any significant increases in existing ambient noise levels in the area. There are no known significant noise related issues.

- d.3) *Approval of the project would not result in any significant effects relating to air quality.*

SUPPORTING INFORMATION: The project site is located along an existing commercial service corridor; however the 20-unit residential development is not anticipated to produce any notable air quality issues and falls well below the 220 unit limit designated in the Small Project Analysis Levels (SPAL) document that standardizes requirements for air quality mitigation measures as set forth by the San Joaquin Valley Air Pollution Control District. There are no known significant air quality issues.

- d.4) *Approval of the project would not result in any significant effects relating to water quality.*

SUPPORTING INFORMATION: The project site is located along an existing commercial service corridor. The limited impact of the 20-unit development should not adversely impact water quality. The site will connect to the existing municipal water service system provided by the regularly monitored California Water Service Systems (Cal-Water) and will remain well within the design capacities of the system. There are no known significant water quality issues.

- e) *The site can be adequately served by all required utilities and public services.*

SUPPORTING INFORMATION: The Project Site is located in an existing commercial sector already serviced by all major utilities and municipal services. The 20-unit development is not anticipated to produce any undue burden on municipal utilities

or services. Water Service will be provided by California Water Service Systems (Cal-Water) as already under contract with the City. Sewer Services would be provided by Selma, Fowler, Kingsburg Community Services District (SFKCSD). All other services, Police, Fire and Parks can adequately be provided for by the City of Selma. There are no known significant utility or service issues.

Authority cited: CEQA Guidelines Section 15332 of California Environmental Quality Act ("CEQA") Guidelines, Title 14, Chapter 3 of the California Code of Regulations

RESOLUTION NO. 2019-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SELMA, CALIFORNIA MAKING FINDINGS AND APPROVING CONDITIONAL USE PERMIT NO. 2018-0039 FOR THE DEVELOPMENT OF A TWO-STORY MULTIFAMILY APARTMENT COMPLEX AT 3420 MCCALL AVENUE, SELMA, CA 93662 (APN 358-080-37)

RECITALS

WHEREAS, on June 11, 2019, Dwight Nelson, (“Applicant”), filed a complete application requesting the approval of Conditional Use Permit (“CUP”) No. 2018-0039 described herein (“Application” or “Project”); and

WHEREAS, the Application is for the development of a 1.05 acre (45,738 sq ft) vacant lot on the southeastern corner of McCall Avenue and Nelson Boulevard to create a two-story multifamily apartment complex of twenty (20) units. The lot is located at 3420 McCall Avenue, Selma, California, Assessor’s Parcel Number 358-080-37 (“Property”); and

WHEREAS, the Property fronts McCall Avenue and is fully improved with sidewalk, curb and gutter; and

WHEREAS, the Property has vehicular and pedestrian access to Nelson Boulevard and emergency access from the neighboring parcel to the south by way of McCall Avenue; and

WHEREAS, the Property is currently vacant; and

WHEREAS, the Land Use Element of the General Plan designates the Property for Neighborhood Commercial uses. The proposed CUP is consistent with the General Plan as it will provide essential services and does not conflict with the established goals and objectives of the Land Use Element. The corresponding zoning designation, C-1 Neighborhood Commercial Zone permits two-story apartment complexes, subject to the approval of a CUP, pursuant to Section 11-16-1 of the Selma Municipal Code (“SMC”); and

WHEREAS, the Planning Commission, examined the record and found that Section 15332 of the California Environmental Quality Act provides that projects characterized as in-fill development qualify as a Class 32 Categorical Exemption. Reflecting independent judgment and analysis, the Planning Commission determined that the project will not have a significant effect on the environment; and

WHEREAS, an Environmental Assessment form was submitted by the Applicant pursuant to the City’s requirements. Based upon the information received and Staff’s review and assessment, CUP No. 2018-0039, as proposed, qualifies as a Class 32 categorical exemption pursuant to Section 15332 of California Environmental Quality Act (“CEQA”) Guidelines, Title 14, Chapter 3 of the California Code of Regulations, because it is a project characterized as in-fill development, meeting the conditions described in Section 15332. Reflecting independent judgment

and analysis, the Planning Commission determined that the project will not have a significant effect on the environment; and

WHEREAS, notice of the Planning Commission's July 29, 2019 public hearing on CUP No. 2018-0039 was published in *The Selma Enterprise* on July 17, 2019, in compliance with the City's Code and Government Code Section 65091.

WHEREAS, notice of the Planning Commission's July 29, 2019 public hearing on CUP No. 2018-0039 was also mailed by the City to property owners within 300 feet of the Property on July 19, 2019; and

WHEREAS, on July 29, 2019, the Planning Commission of the City of Selma conducted a duly noticed public hearing on the Application, and considered all testimony written and oral; and

WHEREAS, based on substantial evidence provided in the whole record before the Planning Commission for CEQA compliance and public comments related to the project, it has been determined that there is no possibility that this project will have significant effects on the environment; and

WHEREAS, the Planning Commission deliberated and hereby makes the following Findings for Approval of Conditional Use Permit No. 2018-0039, in compliance with Municipal Code section 11-16-4.

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Selma as follows:

SECTION 1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct and are incorporated herein by reference.

SECTION 2. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Selma.

SECTION 3. That Conditional Use Permit No. 2018-0039 is hereby approved subject to the following conditions which are in addition to all other statutes, regulations, ordinances or other applicable conditions.

SECTION 4. Upon independent review and consideration of all pertinent written information contained in the Staff Report, the Planning Commission hereby finds and determines that the proposed CUP No. 2018-0039 is categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (b) of California Environmental Quality Act ("CEQA") Guidelines, Title 14, Chapter 3 of the California Code of Regulations, because it is a project characterized as in-fill development. Reflecting independent judgment and analysis, the Planning Commission determined that the project

will not have a significant effect on the environment. Based on these findings, the Planning Commission adopts the Notice of Exemption and directs staff to file same as required by law.

SECTION 5. Based upon substantial evidence presented to the Planning Commission during the July 29, 2019, public hearing, including public testimony and written and oral staff reports, the Planning Commission finds as follows pursuant to Section 11-16-5 of the Selma Municipal Code:

- A. That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Section to adjust said use with land and uses in the neighborhood.
 - a. The site proposed is an existing unimproved vacant lot at 3420 McCall Avenue. The applicant is proposing to improve the site providing paved parking, fencing, and screening as detailed in the site plan exhibit. The site is bordered by a block wall separating the commercial zone from the adjacent residential zone.
- B. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
 - a. The site is accessed by Nelson Boulevard to the north, and McCall Ave to the west by emergency gate only. These streets will also provide access to and from the site and are adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- C. That the proposed use will have no adverse effect on property within a 300-foot radius of the permitted use thereof. In making this determination, the Planning Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation, setbacks, height of buildings, walls and fences, landscaping, outdoor lighting, signs, such other characteristics as will affect surrounding property.

The site proposed is an existing unimproved vacant lot at 3420 McCall Avenue, on the southeast corner of McCall Avenue and Nelson Boulevard. The applicant is proposing to improve the site, and will be in full compliance with all applicable development standards.

Therefore, the proposed use will have no adverse effect on property within a 300-foot radius of the permitted use thereof.

- D. That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare.
- E. That the proposed use is consistent with the Selma General Plan and applicable land use component plans which may establish criteria for approval and/or standards for development.
 - a. The proposed use is consistent with the Selma General Plan. The site plan compliant with all applicable development standards.

SECTION 5. The Planning Commission, having made its Findings for Approval, was of the opinion that Conditional Use Permit No. 2018-0039 should be approved subject to the following certain conditions of approval to be listed and made a part of the Resolution.

All of the standard conditions of approval for a commercial development will apply. This shall include, but not be limited to the following.

Planning Conditions:

1. The height of the buildings shall not exceed the height of the existing abutting apartment complex to the east or the maximum building height permitted in the abutting zone, whichever is lower.
2. When accessing the site by vehicle, residents shall only access the site from Nelson Boulevard. The access gate on the south side of the property shall only be accessed by Fire Department and other emergency vehicles with an approved Knox box.
3. The applicant shall submit a Site Photometric (lighting) Plan at time of building permit.
4. The applicant shall submit a landscape plan at time of building permit submittal. The landscape plan shall be compliant with MWEL0, including but not limited to the following conditions:
 - a. Plan shall include square footages of landscaped area shown and water use calculations.
 - b. Turf shall be limited to no more than 25% of total landscape area.
 - c. No turf shall be permitted in any landscape area less than eight feet (8') in width.
 - d. The landscape plans shall include a regular maintenance schedule, per the Zoning Ordinance.
 - e. Water use classifications shall be based on WUCOLS IV.
5. An encroachment permit shall be obtained prior to commencement of work in the public right of way.
6. Trash enclosures shall be designed to accommodate refuse and recycling bins and be ADA accessible by residents. The trash enclosure shall also include a roof structure and be enclosed by a finished block wall.
7. The project shall connect to existing sewer and water lines. Sewer and water services shall be installed per plans approved by the City Engineer.
8. A separate sign application and administrative approval process will be required before ordering or installing any signage.
9. The developer shall provide proof of compliance with the San Joaquin Valley Air Pollution Control District (SJVAPCD) standards prior to issuance of building permit.

The project will be required to meet Rule 9510 (indirect source review) and submit a construction notification to the district for the project and that compliance with the Districts Regulation VIII (fugitive dust) Rules will be monitored.

10. Outdoor lighting shall utilize energy efficient fixtures and lamps, such as LED, high pressure sodium, metal halide, low pressure sodium, hard wired compact fluorescent, or other lighting technology that is of equal or greater efficiency. All new outdoor lighting fixtures shall be energy efficient with a rated average bulb life of not less than ten thousand (10,000) hours.
11. Architectural features may be illuminated by up lighting, provided that the lamps are low intensity to produce a subtle lighting effect and no glare or light trespass is produced. Wherever feasible, solar powered fixtures should be used.
12. If not exercised within one (1) year from the date of approval, this Conditional Use Permit shall expire and become void, except where an extension of time has been approved in compliance with the Zoning Code.
13. A cross access agreement to allow access to the trash enclosure and ingress and egress from the neighboring parcel by trash collectors and emergency vehicles shall be recorded prior to issuance of occupancy. The City of Selma shall be a party to the agreement.

Fire Department Conditions:

14. Construction documents and calculations for all fire protection and notification systems shall be provided to Selma Fire Prevention Bureau for review. Installation of any fire protection or notification system shall not be started without first receiving a permit.
15. Approved notices or markings that include the words "NO PARKING-FIRE LANE" shall be provided for fire apparatus access roads.
16. Buildings shall have approved address numbers or identification placed in a position that is plainly visible from the street fronting the property. Numbers shall contrast with their background and be posted a minimum of ten feet above the ground and be in Arabic numerals or alphabet letters (8"high numbers with a minimum stroke width of 3/4").
17. An approved gate opening device (KnoxBox) for both vehicle gates shall be installed.
18. Key boxes (KnoxBox) shall be installed in an approved location at a height of approximately 6-8 feet above grade. The key box shall contain labeled keys to gain access into all portions of the building.
19. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. (CFC 507)

20. A fire sprinkler system is required. Fire sprinkler system shall be installed and maintained in accordance with the California Fire Code, Selma Fire Prevention bureau amendment and policies and NFPA standards 13R.
21. Automatic fire alarm system required and shall be installed in accordance with the California Fire Code, Selma Fire Prevention Bureau and NFPA 72.
22. Fire hydrant systems shall comply with California Fire Code 580 and appendix C. Three foot clear space shall be maintained around the circumference of fire hydrant. Fire hydrants shall be painted yellow.
23. Vehicle impact protection shall be required when any fire protection equipment is located in open areas such as parking lots. Barrier shall be built in accordance with California Fire Code 312.
24. Portable fire extinguishers shall be selected, installed and maintained in accordance with the California Fire Code, NFPA 10 and Title 19 California Code of Regulations. Fire extinguisher type and placement locations shall be shown on the plans.

Engineering Conditions:

25. Update site plan to provide complete dimensioning sufficient to very depths of parking stalls, landscape islands for overhang, widths of sidewalks, etc.
26. Provide required accessible parking stalls and pedestrian access / path of travel.
27. Developer to pay fair share contribution for future signal improvements as determined by the Engineering Department at time of building permit submittal.
28. ADA ramp at southeast corner of McCall and Nelson shall be reconstructed to current City of Selma and ADA Standards.
29. Alley drive approach shall be removed and replaced with curb, gutter and sidewalk per City of Selma Standards.
30. Accessible path of travel to pool and trash enclosure required.

SKF Sanitation District Conditions:

31. Complete and submit a multi-family sewer connection application prior to the issuance of the sewer connection permit.
32. Install a 6-inch sewer service lateral with cleanout and box at the property line.
33. Call SKF for an inspection of the sewer lateral installation.

General Conditions:

34. All requirements of the Selma Municipal Code, as they pertain to this application, shall be complied with and such requirements shall be made a condition of permit approval.
35. The Applicant and Property Owner shall within thirty (30) days after approval of CUP No. 2018-0039 by the Planning Commission, submit to the Planning Department his/her written consent to all of the conditions referenced herein. The Applicant understands that approval of this Resolution and CUP No. 2018-0039 will be of no force or effect unless such written consent is submitted to the City within the stated 30-day period.
36. The rights granted under Conditional Use Permit No. 2018-0039 shall expire within one (1) year from the date of approval by the Planning Commission unless exercised within that period or unless the Applicant applies for and is granted an extension of time. No extension of time shall be considered unless the application for an extension is filed at least thirty (30) days prior to its expiration. The extension will not be granted if conditions have changed such that the requisite findings for approval can no longer be made.
37. Any violation or failure to comply with any of the conditions of the approval of this permit shall be grounds for modification or revocation of Conditional Use Permit No. 2018-0039. The Applicant may be required to reimburse the City fully for its costs and expenses, including but not limited to, attorney's fees, in undertaking any required corrective action. Reimbursement of enforcement costs may constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City may refrain from issuing permits, licenses, or other approvals until such violation has been fully remedied.
38. Upon discontinuance of the activity authorized herein for a period of one hundred and eighty (180) days or more, the Conditional Use Permit No. 2018-0039 shall automatically expire, pursuant to the provisions of the Selma Municipal Code, and subject to all necessary due process requirements.
39. The Conditional Use Permit No. 2018-0039 may be referred to the Planning Commission for modification or revocation at any time if the use is operated contrary to the conditions of approval, or if the use is being operated in violation of applicable state or federal laws, the Selma Municipal Code and/or ordinances.
40. The Applicant and Property Owner shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the applicant and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate

fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense.

The foregoing Resolution was duly approved by the Selma Planning Commission at a regular meeting held on the 29th day of July 2019 by the following vote, to wit:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSTAIN: COMMISSIONER:

ABSENT: COMMISSIONER:

GLENN NISWANDER CHAIRMAN OF
THE SELMA PLANNING COMMISSION

ATTEST:

Kira Noguera, Secretary, Selma Planning Commission

**SELMA PLANNING COMMISSION
STAFF REPORT**

Meeting Date: July 29, 2019

TO: Selma Planning Commission
FROM: Community Development Department
SUBJECT: AGENDA ITEM NO. 2
 Submittal No. 2018-0038: Tentative Subdivision Map
 Planned Unit Development (PUD)
 Density Bonus
 Categorical Exemption

Summary and Purpose

The purpose of this agenda item is to hold a public hearing to consider recommending to the City Council, approval of Tentative Subdivision Map 2018-0038, which will divide an existing parcel into ten (10) parcels and one remainder.

Application Information

Applicant: Harbhajan Nagra 11160 S Chestnut Avenue Fresno CA 93725

Project Location: 2595 Pine Street, Selma, CA. (APN: 388-083-10 &-11).

Applicant's Proposal: The applicant wants to divide a 1.49-acre parcel into ten (10) residential lots and a park.

Land Use; General Plan; Zoning: Single-Family; Medium-Low Density; R-1-7.

Project Background

This site is currently comprised of two vacant parcels. The owner is proposing to divide the 1.49-acre parcel into ten (10) legal single-family parcels and a park. The site is surrounded on all sides by existing single-family development with already developed roadways. The proposed lots are between 3,773 and 5,107 square feet. The project requires the approval of a Tentative Subdivision Map (TSM) and a Planned Unit Development. The applicant has been granted a density bonus in accordance with local and state regulations in order to allow for two additional lots bringing to total to ten (10) rather than the eight (8) that would normally be allowed per the Selma Municipal Code. A private park is also proposed as part of this subdivision.

The California State Subdivision Map Act provides that a local agency must make certain findings prior to making recommendations on any tentative subdivision map. Staff has prepared a resolution for a recommendation to the City Council to approve the proposed project, incorporating the required findings and conditions of approval. Tentative Subdivision Map No. 2018-0039 is consistent with the provisions of the Subdivision Map Act.

Subdivision Map Act Findings

To approve the tentative subdivision map, the City Council is required by the Subdivision Map Act to make findings in accordance with the act (Government Code §66410, *et seq.*). The following findings are recommended for adoption by the City Council.

1. Finding: The proposed division of land is consistent with the objectives, policies, general plan land uses, and programs adopted with the General Plan. (Government Code §66473.5)

Evidence: The site has been zoned R-1-7 (One Family Zone). The Planned Unit Development allows for lot sizes and lot configurations that are not consistent with the requirements of the R-1-7 zone. Furthermore, the Density Bonus requested makes the project consistent with the densities allowed under the ordinance and state law for such requests. The tentative subdivision map is consistent the General Plan land use designation of Medium Low Density (MLD) Residential and other policies and programs identified in the General Plan for residential housing and development.

2. Finding: The proposed division of land complies with requirements as to improvement and design.

Evidence: The site is essentially level, contains no trees, and will meet the minimum design requirements for subdivisions in the neighborhood. In addition, the tentative subdivision map is conditioned with requirements to meet the City's infrastructure design standard requirements for future residential development of the site.

3. Finding: The proposed division of land complies with requirements for flood water drainage control.

Evidence: Conditions of approval will require the subdivision to provide storm drainage infrastructure to drain into existing facilities in accordance with adopted City development standards.

4. Finding: The proposed division of the property is consistent with the General Plan land use designation.

Evidence: The parcels proposed supports the development of single family residential General Plan land use designation of MLD Residential.

5. Finding: That the design or improvement of the proposed subdivision is consistent with applicable general or specific plans.

Evidence: The site is designated MLD Residential. The proposed roadways within the project are local roadways, as required by the General Plan, and designed in accordance with adopted City standards. Associated infrastructure such as water, sewer, and drainage are also design in accordance with City standards to service the proposed development

6. Finding: The site is physically suitable for the development proposed.

Evidence: The proposed project is consistent with the design and improvement of a single-family residential project, subject to the allowances of a Planned Unit Development. The site has a generally flat topography and does not contain any unique topographical features.

7. Finding: The site is physically suitable for the proposed density.

Evidence: The lots created by the subdivision have sufficient size, configuration, and access to satisfy the criteria applicable to the site and can physically support single-family residential uses promoted under the General Plan. In addition, as noted in Finding 6, the site has a generally flat topography and does not contain any unique topographical features.

8. Finding: The design of the proposed division and improvements will not cause environmental damage or injure fish, wildlife, or their habitat.

Evidence: The project will not have any significant environmental impacts to fish, wildlife, or their habitat. The site does not have any physical features such as streams, riparian corridors or wildlife areas. The site is fully surrounded by urban development.

9. Finding: The design of the proposed division and improvements will not cause serious public health problems.

Evidence: Adequate measures have been applied with the conditions of approval to address potential concerns related to public health, including, but not limited to, provisions for water for domestic use and fire protection, extension of sanitary sewer facilities to ensure proper management of wastewater, installation of necessary storm drainage, construction of proper public streets and sidewalk, flood control measures, and provision for proper and orderly timing for construction of necessary improvements.

10. Finding: The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Evidence: Based on the proposed design, the type of improvements will not conflict any easements acquired by the public for access.

11. Finding: The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Government Code §66473.1)

Evidence: The design of the project will meet the 2017 California Green Building Code which ensures that buildings will provide for energy efficiency.

12. Finding: The City Council has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Government Code §66412.3).

Evidence: The Tentative Subdivision Map and resulting parcels are consistent with the City's Housing Element.

13. Finding: Approval of Tentative Subdivision Map No. 2018-0039 is a project subject to the provisions of the California Environmental Quality Act.

Evidence: Findings in support of a Class 32 Categorical Exemption are attached (Section 15332 of California Environmental Quality Act (“CEQA”) Guidelines, Title 14, Chapter 3 of the California Code of Regulations).

Planned Unit Development

A Planned Unit Development must be approved in conjunction with the tentative subdivision map to allow for the proposed lot sizes as they are smaller than the 7,000 square foot minimum that would normally be required in the R-1-7 zoning district. The proposed development includes lots ranging from 3,773 to 5,107 square feet. The proposed homes include a two-car garage and a front porch. Home plans are provided as an attachment showing floorplans and elevations. At time of building permit, proposed homes will be reviewed by the city planner for setback requirements. Generally, the developer is expected to meeting the following setbacks:

Front	20 feet to garage, 15 feet to living space
Side	5 feet
Street Side	10 feet
Rear	10 feet

Setback requirements can be amended at the discretion of the Community Development Department to accommodate specific home plans on specific lots.

Density Bonus

An application for density bonus was made to allow for two additional lots for single-family development beyond what would normally be allowed in the R-1-7 zoning district. The proposed conditions of approval include a requirement for the developer to provide confirmation/proof, in the form of a recorded agreement, to which the City of Selma is a party to, assuring 20 percent affordability available for low income individuals or 10 percent to very low income individuals in accordance with the income levels adopted by HCD prior to recordation of final map in accordance with local and state requirements. The set aside units shall be subject to the affordability requirements for a period of at least thirty (30) years.

Environmental (CEQA)

Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332 In-Fill Development Projects, it has been determined that this project is categorically exempt from additional CEQA processes. The Categorical Exemption is attached.

Notice of Public Hearing

The public Notice was published one time in The Selma Enterprise on July 17, 2019. The adjacent property owners within 300 feet were notified by the City via letter.

Recommendation

Staff recommends approval of Resolution No. 2019-04, recommending to the City Council, approval of Tentative Subdivision Map 2018-0038.

Kira Noguera, Contract Planner
Community Development Department

Approved by:

Teresa Gallavan, City Manager

Attachments

1. Location Map
2. Proposed Tentative Subdivision Map
3. Proposed House Plans
4. Exhibit A: Conditions of Approval
5. Categorical Exemption
6. Resolution No. 2019-0004 recommending to the City Council, approval of Tentative Subdivision Map 2018-0038

NAGRA'S ESTATES IN THE CITY OF SELMA COUNTY OF FRESNO, CALIFORNIA

VESTING TENTATIVE SUBDIVISION MAP
OF
TRACT No. _____

LEGEND:

- WORKMAN FOUND AND ACCEPTED, UNLESS OTHERWISE NOTED
- ▲ NOW OFFERS FOR DESIGNATION FOR PUBLIC STREET AND UTILITY PURPOSES
- △ PREVIOUSLY DESIGNATED FOR PUBLIC STREET AND UTILITY PER R-1
- INDICATES SUBJECT PARCEL BOUNDARY
- INDICATES EXISTING LINE
- INDICATES PROPOSED EXISTENCE LINE
- INDICATES CENTER LINE
- INDICATES LOT LINE
- INDICATES EX. PROPERTY LINE
- INDICATES PROPERTY LINE
- RIGHT OF WAY
- (R-1) DATA RECORD PER TRACT 1817 RECORDED IN VOLUME 72 AT PAGE 25-26, F.S.A.
- P.R. PROPOSED UTILITY DESIGN
- F.A.R. FRESNO COUNTY RECORD
- O.S.F.A. OFFICIAL RECORD FRESNO COUNTY

REFERENCES:

- (1) RECORD DATA PER 24 P.M. 3
- (2) RECORD DATA PER 25 P.M. 44

NOTES:

1. THERE ARE NO EXISTING ABOVE GROUND UTILITIES SUCH AS BUILDINGS, WATER TOWNS, TOWERS, ETC. EXCEPT AS SHOWN ON THE PROPOSED SUBDIVISION.
 2. THE AREA IS NOT SUBJECT TO FLOOD ZONE.
 3. THERE ARE NO EXISTING UNDERGROUND UTILITIES SUCH AS WELLS, SEWERS, CULVERTS, STORM DRAIN AND OTHER UNDERGROUND CONDUITS WITHIN THE PROPOSED AREA.
 4. ALL STREETS ADJACENT TO THE BOUNDARY OF THE SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN (UNLESS OTHERWISE NOTED).
 5. PROPOSED 15' ADEQUATE ROAD DEDICATION ALONG EVERGREEN STREET AS SHOWN AND NOTED.
 6. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
 7. ALL PROPOSED SCHOOL, WATER, STORM DRAIN, CULVERT, SEWERS, PARKING, STREET LIGHT IMPROVEMENTS ARE TO BE DONE BY ACCORDANCE WITH CITY OF SELMA STANDARD SPECIFICATIONS.
 8. SURROUNDING LAND USES:
 - NORTH - RESIDENTIAL
 - EAST - RESIDENTIAL
 - SOUTH - RESIDENTIAL
 - WEST - RESIDENTIAL
- EXISTING USE - VACANT LAND
PROPOSED USE - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING - R-2
SOURCE OF WATER - CAL. WATER
SOURCE OF SEWAGE DISPOSAL - S.W.P.
SOURCE OF ELECTRICITY/NG - PINE
SOURCE OF CABLE TV - AT&T & COMCAST
ASSESSOR'S PARCEL NUMBER - 380-083-10 & 11
SITE AREA - ± 1.50 ACRES
- ▲ PROPOSED 32' DEDICATION FOR ROAD PURPOSE

BASIS OF BEARINGS

THE CENTERLINE OF PINE STREET PER PARCEL MAP NO. 88 - 100, BOOK 00 AT PAGE 29 FRESNO COUNTY, TAKEN TO BE N BY 50° 43' E.

VERTICAL BENCHMARK

701 NE 1/4 THOMPSON, T.C. E/2/2 NE COR. NEBENAGA AVENUE AND THOMPSON AVE. BLEN. 304.08 US. FT. (NAD 83)

SOILS REPORT STATEMENT

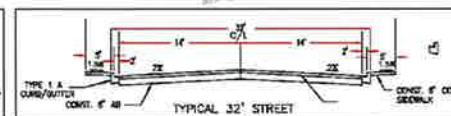
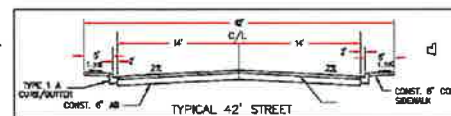
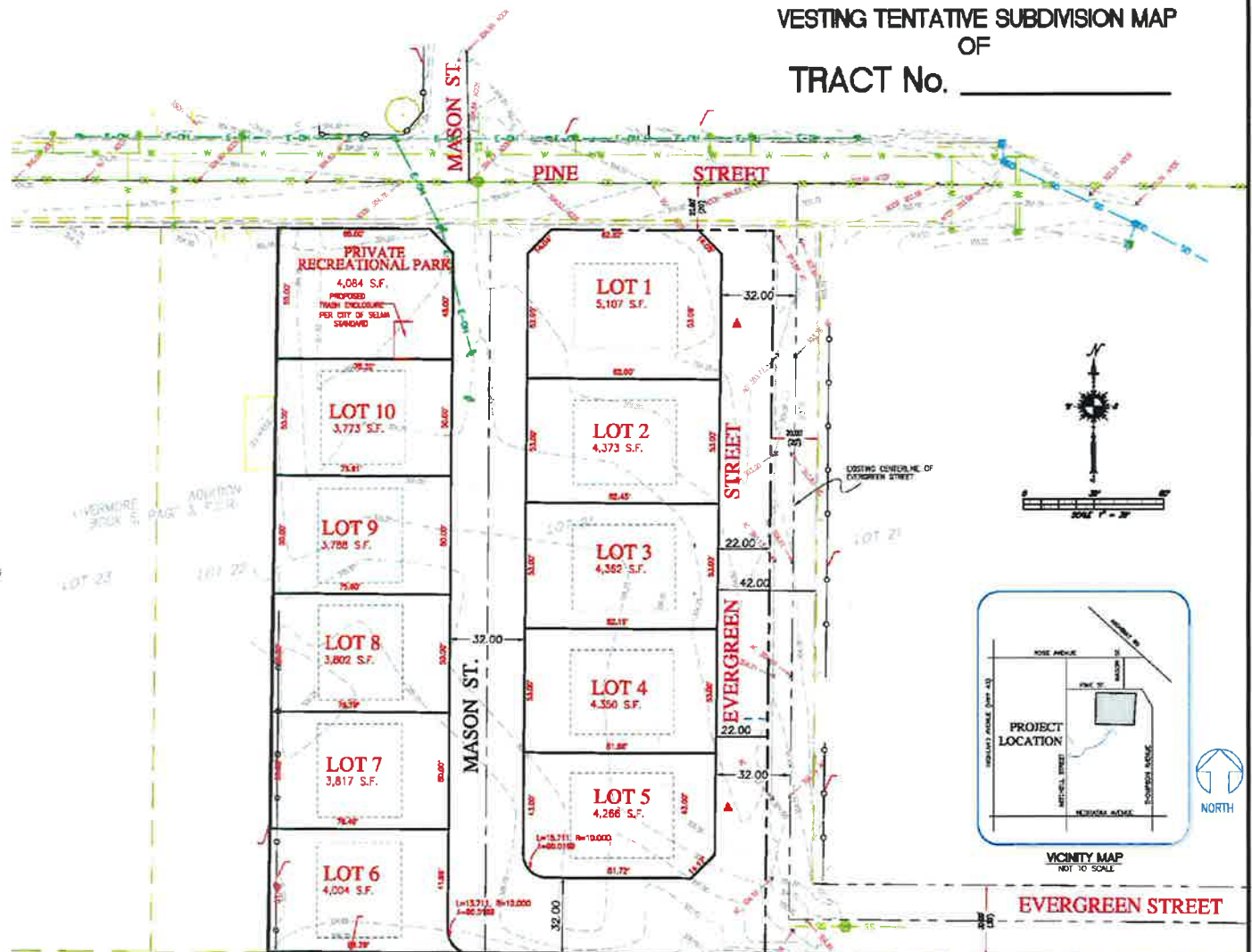
A SOILS REPORT HAS BEEN PREPARED FOR THIS SUBDIVISION BY KROEN & ASSOCIATES, INC. PROJECT NO. 14-1990, DATED DECEMBER 24, 2014.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SELMA, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

OUTLET "K" OF TRACT NO. 5217, CHAVES ESTATES PHASE 1, ACCORDING TO THE MAP THEREOF RECORDED APRIL 28, 2005 IN BOOK 72 PAGES 23, 24 AND 25 OF PUBLIC RECORDS AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED AUGUST 18, 2006 AS DOCUMENT NO. 2006-011787, FRESNO COUNTY OFFICIAL RECORDS.

APR. 380-020-01 (PORTION)



CENTRAL VALLEY

ENGINEERING & SURVEYING, INC.
2311 LOGAN AVENUE
MILPITAS, CA 95035
TEL: (408) 897-8813
FAX: (408) 897-8813
WWW.CVSCALE.COM

DATE OF SURVEY	05/10/2016
JOB NO.	18030-M
DRAWING NAME	TENT. MAP 0012
DRAWN BY	S. CHANDLER
CHECKED BY	05/24/16
DATE	4/22/2016



FRONT ELEVATION



City of Selma

CEQA Class 32 (Infill Development) Exemption Findings

The purpose of CEQA Categorical Exemption 32 (Section 15332 of California Environmental Quality Act ("CEQA") Guidelines, Title 14, Chapter 3 of the California Code of Regulations) is to promote in-fill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects.

Project Description:

The project site is located at 2595 Pine Street, Selma CA. 93662 at the southeast corner of Pine and Mason Streets. The APN is 388-08-10 (.926 ac) and 388-08-11 (.574 ac). The combined 1.5-acre parcel is zoned MLD (Medium / Low Density). The proposed use is for the development of 10 single-family residential lots.

Required Findings:

- a) *This project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designations and regulations.*

SUPPORTING INFORMATION: The project site is located in an established, medium/low residential community and development would be a compatible use as designated by the General Plan, policies and zoning regulations.

- b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

SUPPORTING INFORMATION: The project site consists of two adjoining parcels for a total of 1.5-acres. The parcel is located just south of the intersection of Pine and Mason streets and is well within the designated city limits boundaries. The site is currently bounded by existing medium/low residential properties.

- c) *The project site has no value as habitat for endangered, rare or threatened species.*

SUPPORTING INFORMATION: The project site is located within an urbanized / residential use zone and consists of two contiguous graded lots; both, completely bare of any tree or vegetative growth. There are no known riparian habitats or sensitive natural communities nearby.

Kingsburg Community Services District (SFKCSD). All other services, Police, Fire and Parks can adequately be provided for by the City of Selma. There are no known significant utility or service issues.

Authority cited: CEQA Guidelines Section 15332 of California Environmental Quality Act ("CEQA") Guidelines, Title 14, Chapter 3 of the California Code of Regulations

Staff Recommends that the approval be conditioned upon the following:

Planning Conditions:

1. Prior to approval of the final map, the owner shall enter into a binding agreement with the city prior which sets forth the conditions and guidelines to be met in the implementation of the density bonus law requirements. The agreement will also establish specific compliance standards and remedies available to the city upon failure by the property owner to make units accessible to intended households.
2. All set aside units shall have a bedroom mix and amenities representative of the project as a whole.
3. All set aside units shall be disbursed throughout the project.
4. The total number of housing units allowed under a density bonus shall be calculated by dividing the number of square feet of land available (less public use land dedications) by the number of square feet required per housing unit under the applicable zoning designation, and multiplying the result by 1.25. If the result, including the density bonus, contains a fraction of a unit, the number of allowable units shall be determined by rounding that number up to the next highest full unit.
5. The provisions of this permit shall run with the land and shall be binding upon future owners of properties within the development. Prior to the issuance of the first building permit for a project, the developer shall record deed restrictions in favor of the city which subject the rental, sales or resale of set aside units to the provisions of this chapter for a period of thirty (30) years (or a longer period of time for developments that receive federal, state or local construction or mortgage assistance, mortgage insurance or rent subsidies), except that the rental, sale and resale restriction for units for which no additional concession or incentive is granted shall be subject to the provisions of this chapter for a period of ten (10) years.
6. Set aside units shall be subject to the affordability requirements of this chapter for a period of thirty (30) years (or a longer period of time for developments that receive federal, state or local construction or mortgage assistance, mortgage insurance or rent subsidies), beginning when the units are first available for occupancy, except that set aside units for which no additional concession or incentive is granted shall be subject to the conditions of this chapter for a period of ten (10) years.
7. Those units targeted for lower income households, as defined in section 50079.5 of the Health and Safety Code, shall be affordable at a rent that does not exceed thirty percent (30%) of sixty percent (60%) of area median income; those units targeted for very low income households as defined in section 50105 of the Health and Safety Code, shall be affordable at a rent that does not exceed thirty percent (30%) of fifty percent (50%) of area median income.

8. The owner shall submit annually, and within thirty (30) days of occupancy of a set aside unit, a certificate of compliance, which shall include the name, address and income of each tenant currently occupying a set aside unit.
9. The owner shall maintain and keep on file annual sworn and notarized income statements and current tax returns for all tenants occupying the set aside units.
10. The city shall have the right to inspect the owner's project related records at any reasonable time and shall be entitled to audit the owner's records once a year.
11. No subletting of rental set aside units shall be allowed unless the subleases qualifies as a very low or lower income or senior citizen household and the combined income of all persons occupying the subleases premises, adjusted for family size, does not exceed the income limits set forth in this section.
12. Prior to final map recordation, the applicant shall provide evidence that ownership and maintenance of the private park will be adequately provided for in perpetuity by recorded written agreement, covenants or restrictions, and any such document or amendments thereto are shall be subject to review and approval by the City prior to adoption.
13. The applicant shall submit a landscape plan at time of building permit submittal. The landscape plan shall be compliant with MWEL0, including but not limited to the following conditions:
 - a. Plan shall include square footages of landscaped area shown and water use calculations.
 - b. Turf shall be limited to no more than 25% of total landscape area.
 - c. No turf shall be permitted in any landscape area less than eight feet (8') in width.
 - d. The landscape plans shall include a regular maintenance schedule, per the Zoning Ordinance.
 - e. Water use classifications shall be based on WUCOLS IV.
14. Trash enclosure(s) shall be designed to accommodate refuse and recycling bins and be ADA accessible by residents. Trash enclosure(s) shall also include a roof structure and be enclosed by a finished block wall.
15. A separate sign application and administrative approval process will be required before ordering or installing any signage.
16. The developer shall provide proof of compliance with the San Joaquin Valley Air Pollution Control District (SJVAPCD) standards prior to issuance of building permits. The project will be required to meet Rule 9510 (indirect source review) and submit a construction notification to the district for the project and that compliance with the Districts Regulation VIII (fugitive dust) Rules will be monitored.
17. Outdoor lighting shall utilize energy efficient fixtures and lamps, such as LED, high pressure sodium, metal halide, low pressure sodium, hard wired compact fluorescent, or

other lighting technology that is of equal or greater efficiency. All new outdoor lighting fixtures shall be energy efficient with a rated average bulb life of not less than ten thousand (10,000) hours.

Fire Department Conditions:

18. Construction documents and calculations for all fire protection and notification systems shall be provided to Selma Fire Prevention Bureau for review. Installation of any fire protection or notification system shall not be started without first receiving a permit.
19. Approved notices or markings that include the words "NO PARKING-FIRE LANE" shall be provided for fire apparatus access roads.
20. Buildings shall have approved address numbers or identification placed in a position that is plainly visible from the street fronting the property. Numbers shall contrast with their background and be posted a minimum of ten feet above the ground and be in Arabic numerals or alphabet letters (8"high numbers with a minimum stroke width of 3/4").
21. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. (CFC 507)
22. Fire sprinkler systems shall be installed and maintained in accordance with the California Fire Code, Selma Fire Prevention bureau amendment and policies and NFPA standards 13R.
23. Fire hydrant systems shall comply with California Fire Code 580 and appendix C. Three foot clear space shall be maintained around the circumference of fire hydrant. Fire hydrants shall be painted yellow.
24. Vehicle impact protection shall be required when any fire protection equipment is located in open areas such as parking lots. Barriers shall be built in accordance with California Fire Code 312.

Engineering Conditions:

25. All roadway and access improvements shall be reviewed and approved by the City Engineer.
26. An encroachment permit shall be obtained prior to commencement of work in the public right of way.
27. A grading and drainage plan shall be submitted and approved by the City Engineer.
28. Final site plan design to be approved by the Community Development Director and the City Engineer.

29. Developer to pay fair share contribution for future signal improvements as determined by the Engineering Department at time of building permit submittal.

30. The project shall meet all current City of Selma and ADA Standards.

SKF Sanitation District Conditions:

31. Sewer and water services shall be installed per plans approved by the City Engineer, SKF, and California Water Services.

32. Pay all required fees including :

- a. Annexation Fees \$290/Acre.
- b. Sewer Capacity Charges Apply \$4,617/SFR*.
- c. Plan check/Inspection Fees Apply \$200/SFR*.
- d. Plan check/Inspection Fees Apply \$200/SFR*.

*Fees are subject to change

33. Submit sewer improvement plans for approval Sewer available in Pine Street only.

California Water Service Conditions:

34. The Developer shall enter into necessary agreements and connect into the California Water Service's system for provision of water service.

General Conditions:

35. All requirements of the Selma Municipal Code, as they pertain to this application, shall be complied with and such requirements shall be made a condition of permit approval.

36. Any violation or failure to comply with any of the conditions of the approval of this permit shall be grounds for modification or revocation. The Applicant may be required to reimburse the City fully for its costs and expenses, including but not limited to, attorney's fees, in undertaking any required corrective action. Reimbursement of enforcement costs may constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City may refrain from issuing permits, licenses, or other approvals until such violation has been fully remedied.

37. The Applicant and Property Owner shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the applicant and landowner of any claim,

action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense.

38. Homes shall be constructed in accordance with the Elevations approved by City Staff, prior to issuance of Building Permits.
39. Developer to connect to sanitary sewer in accordance with requirements of SKF County Sanitation District. Developer shall be reimbursed for any oversizing of sewer lines in accordance with a reimbursement agreement approved by the City Engineer.
40. Developer to connect to California Water Service Company in accordance with requirements of the company.
41. Developer to install fire hydrants at locations approved by the Fire Chief. Minimum fire flow shall be 2,000 GPM with 20 PSI residual pressure.
42. Fire access lanes to be approved by the Fire Chief.
43. Prior to approval final map developer to enter into a subdivision agreement to ensure timing and installation of all off-site improvements.
44. Developer to prepare a Storm Water Pollution Prevention Plan and obtain approval of said plan from the Regional Water Quality Control Board.
45. All building construction on site shall be in accordance with applicable building codes and zoning regulations.
46. Developer to pay all applicable City fees prior to approval of final map.

RESOLUTION NO. 2019-04

A RESOLUTION OF THE PLANNING COMMISSION MAKING FINDINGS AND RECOMMENDING TO THE CITY COUNCIL, APPROVAL OF 2018-0038 TENTATIVE SUBDIVISION MAP AND PLANNED UNIT DEVELOPMENT WITH CONDITIONS.

WHEREAS, on July 29, 2019, the Selma Planning Commission, at a special meeting, considered an application filed by Harbhajan Nagra for a Tentative Subdivision Map, Planned Unit Development (PUD) and density bonus. The Tentative Subdivision Map is a request to subdivide 1.49 acres into 10 legal parcels and a park.

WHEREAS, the public notice of the Selma Planning Commission regularly scheduled public meeting was noticed in accordance with all applicable local and state laws; and

WHEREAS, the purpose of the Tentative Subdivision Map is to subdivide a vacant site to allow development of a single-family residential subdivision and planned unit development.

WHEREAS, the Planning Commission, after holding a public hearing, considered the proposal and the staff report and recommendations together with all public testimony of interested parties; and

WHEREAS, on July 29, 2019, the Planning Commission, as the lead agency, determined the project to be Categorically Exempt under Section 15332 (Class 32) of the CEQA Guidelines; and

WHEREAS, the Planning Commission conducted a public hearing, as heretofore specified, and deliberated and prepared the following findings of fact for approval listed and included in this Resolution, based on the reports, evidence and verbal presentations:

1. The proposed map is consistent with applicable general plans because it meets all of the requirements set forth in the Selma General Plan, Selma Municipal Code, Selma Zoning Ordinance and the California Subdivision Map Act.
2. The proposed map design and improvements are consistent with the Selma General Plan and any applicable specific plans because the design complies with the implementation and policies set forth in the Selma General Plan document.
3. The site is physically suitable for the type of development.
4. The site is physically suitable for the proposed density of development.
5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.
6. The design of the subdivision or type of improvements is not likely to cause any public health or safety issues.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
8. All conditions of approval related to dedications, street improvements, the installation of infrastructure such as sewer and water lines, storm drain facilities, and other public improvements have been evaluated and it has been confirmed that there is a rough proportionality and/or a required degree of connection exists between the dedication imposed or public improvement required and the proposed development.

WHEREAS, the Planning Commission, having made its Findings for Approval, was of the opinion 2018-0038 Tentative Subdivision Map and Planned Unit Development should be recommended for approval to the City Council subject to certain conditions of approval listed in Exhibit A and made a part of the Resolution:

1. The Tentative Subdivision Map approval shall be valid for a period of two (2) years. If a final map is not filed and approved prior to the end of the two-year life of the tentative Subdivision Map approval, the approval shall expire and become null and void. A request to extend the tentative Subdivision Map approval period may be filed with the City Clerk. The request shall be filed at least 30 days prior to the expiration date and shall be processed in accordance with the procedures established by the Selma Municipal Code.

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

1. The above findings are supported by the record and presentation to the Planning Commission.
2. The above facts are true and correct.
3. The Planning Commission recommends approval of Categorical Exemption and Tentative Subdivision Map No. 2018-0038 subject to Findings for Approval and Conditions of Approval listed and made a part of this Resolution to the Selma City Council.

The foregoing Resolution No. 2019-04 is hereby approved this 29th day July, 2019, by the following vote, to wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTENTION: COMMISSIONERS:

ABSENT: COMMISSIONERS:

GLENN NISWANDER
CHAIRMAN OF THE COMMISSION

Kira Noguera
Secretary, Selma City Planning Commission