

**MEETING AGENDA
CITY OF SELMA
PLANNING COMMISSION**

**March 23, 2020
6:00 PM**

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

Teleconference Phone Number: +1 (646) 749-3112
Access Code: 314-325-629

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

Flag salute led by Commissioner Gonzalez

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.

CONSENT CALENDAR

All items listed under consent calendar are considered routine. The complete consent calendar will be enacted by one motion by Roll-Call Vote. For purposes of discussion any Commission Member may have an item removed from the consent calendar and made part of the regular agenda. The Commission can then approve the remainder of the consent calendar.

1. Consideration and necessary action on the minutes of the December 16, 2019 meeting.
2. RESOLUTION NO. 2020-0001 - Staff recommends that the Planning Commission recommend the City Council accept a Public Utility Easement at 2236 Orange Avenue, Selma, CA. (APN: 389-193-04), consistent with the General Plan and exempt from CEQA.

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.

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
December 16, 2019**

Chairman Niswander called the meeting of the Selma Planning Commission to order at 6:00 p.m. in the Council Chambers. Commission members answering roll call were Fedor, Garcia, Gonzales, Singh, Sekhon, and Chairman Niswander. Commissioner Coury was not present.

Also present were City Attorney Neil Costanzo, Planner Kira Noguera and City Clerk Reyna Rivera.

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.

Chairman Niswander asks if any Commissioner has any conflict of interest and to identify the item and to excuse him or herself.

Chairman Niswander describes the revised minutes for November 12, 2019 minutes. He feels the minutes have clerical errors. Have addressed them to City Manager and asked to make corrections before putting into records. Chairman Niswander asks for a consensus for a vote.

Commissioner Fedor makes the motion to approve the November 12, 2019 minutes.

Commissioner Garcia seconds the motion to approve the minutes for November 12, 2109.

Chairman Niswander ask for roll call vote to approve minutes for November 12, 2019

Planner Kira Noguera takes roll call vote to approve the minutes for November 12, 2019. Commissioners as follows voted yes: Commissioners, Fedor, Gonzales, Sekhon, Singh, Garcia, and Chairman Niswander. Commissioner Coury not present.

PUBLIC HEARINGS

CONDITIONAL USE PERMIT No. 2019-0025 Consideration of a resolution recommending that the Planning Commission approve a Conditional Use Permit application filed by Antioquia Ministries Inc., for the purpose of permitting a church and outreach ministries that serve the homeless, after school tutoring and mentoring services, and providing resources to assist unemployed individuals obtain jobs at 1426 Grove Street, Selma CA 93662 (APN 389-243-03).

Chairman Niswander describes the agenda item to the Planning Commission.

Planner Kira Noguera describes the report for the agenda item to the Planning Commission.

Chairman Niswander asks if Planning Commissioners have questions for staff.

Commissioner Sekhon asks if it will be a permanent thing and used for that purpose.

Planner Kira Noguera describes the CUP conditions to the Planning Commission.

Chairman Niswander asks if Planning Commissioners have any further questions of staff.

Commissioner Garcia responds by asking if they will be providing only meals and job assistant with no overnight stays.

Planner Kira Noguera responds with, it would be better to ask the applicant to best describe the agenda item.

Commissioner Garcia asks if they have been notified to work with Selma Unified regarding teenagers on probation.

Planner Kira Noguera responds she believes they have a history of working with Selma Unified and would continue the work. Planner states the applicant could speak more in depth if needed to Planning Commission.

Chairman Niswander asks Planning Commissioners have any further questions of staff. There being no further questions for staff, Chairman Niswander would like to hear from applicant.

Chairman Niswander opens the public hearing.

Joe Alvares at 13838 S Locan Ave, Selma, Ca speaks in favor of agenda.

Chairman Garcia asks will they be offering mental health and drug counselling, and will it be faith based help.

Joe Alvares at 13838 S Locan Ave, Selma, Ca responds that they will help people who want to get out off the streets and direct them to programs and training for jobs.

Chairman Garcia asks about the youth probation, "have you been working with Selma Unified or will that be through Fresno County?"

Joe Alvares at 13838 S Locan Ave, responds to the question in favor of the project.

Chairman Niswander asks how you will be doing the youth program and homeless program. Will they cross paths?

Joe Alvares at 13838 S Locan Ave, Selma, Ca responds they will not cross paths.

Chairman Niswander asks what security measures you will have for the grounds.

Joe Alvares at 13838 S Locan Ave, Selma, Ca responds we will have lots of security cameras and volunteers to help on the grounds.

Chairman Niswander asks the applicant if the volunteers have training to this type of work on the grounds.

Joe Alvares at 13838 S Locan Ave, Selma, Ca, responds with yes they will have the proper training to do that type of work, and would go through proper live scan and background checks for all volunteers.

Chairman Niswander asks if the Commissioners have any more questions of the applicant.

Commissioner Sekhon asks how far your program is going to be reaching out locally from Selma or Fresno County.

Joe Alvares at 13838 S Locan Ave, Selma, Ca responds that there are programs already in Selma and we will help those who are already in the process.

Chairman Niswander asks if the Commissioners have any more questions of the applicant. He then ask if anyone else wants to speak in favor of the agenda item.

Char Tucker at 2411 Country Club Lane, Selma, CA speaks in favor of the agenda item.

Chairman Niswander asks the public if anyone wants to speak in favor of the agenda item.

Robert Allen at 1315 Maple Ave, Selma, Ca speaks in favor of the agenda item.

Chairman Niswander asks the public if anyone wants to speak in favor of the agenda item. Responds with seeing none.

Chairman Niswander asks if anyone wants to speak in opposition of the agenda item. Responds with seeing none.

Chairman Niswander closes the Public Portion and moves it to the Planning Commission for discussion.

Joe Alvares at 13838 S Locan Ave, Selma, Ca rebuts in favor of the agenda item.

Chairman Niswander asks the public if anyone wants to speak in favor of the agenda item. Responds with seeing none and recloses the public portion.

Chairman Niswander entertains a motion.

Commissioner Fedor makes a motion to approve the agenda item.

Commissioner Singh seconds the motion for approval of the agenda item.

AYES: Fedor, Singh, Gonzalez, Garcia, Sekhon & Niswander
NOES:
ABSTAIN:
ABSENT: Coury

ORAL COMMUNICATIONS

Planner Kira Noguera wanted to verify that there will be no meeting for January 27, 2020.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:32 p.m.

Respectfully submitted,

Sabino Cayetano
Building Planning Technician

Glenn Niswander, Chairman
of the Planning Commission

Kira Noguera
Secretary of the Planning Commission

RESOLUTION NO. 2020-01

**A RESOLUTION OF THE PLANNING COMMISSION MAKING FINDINGS
AND RECOMMENDING TO THE CITY COUNCIL, APPROVAL OF 2020-0001
ACCEPTANCE OF A PUBLIC UTILITY EASEMENT.**

WHEREAS, on March 23, 2020, the Selma Planning Commission, held a meeting to consider recommending the City Council accept a Public Utility Easement at 2236 Orange Avenue, Selma, CA. (APN: 389-193-04), consistent with the General Plan; and

WHEREAS, the Selma Planning Commission held a regularly scheduled public meeting in accordance with all applicable local and state laws; and

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

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

1. An easement shall be granted to and accepted by the Consolidated Irrigation District for that portion of the Selma Branch Canal that traverses the subject property prior to the recordation of the Parcel Map. The westly line of the easement shall be a minimum of 20 feet westerly of the inside top of the right bank of the canal if looking downstream.
2. The acceptance of a Public Utility Easement at Orange and Evergreen is consistent with the Selma General Plan.

The foregoing Resolution No. 2020-01 is hereby approved this 23rd day of March 2020, 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

**SELMA PLANNING COMMISSION
STAFF REPORT**

Meeting Date: March 23, 2020

TO: Selma Planning Commission

FROM: Community Development Department

SUBJECT: AGENDA ITEM NO. 2

Submittal No. 2020-0001: Recommendation of acceptance of a Public Utility Easement at Orange and Evergreen in Selma, CA.

Summary and Purpose

The purpose of this agenda item is to consider the approval of Resolution 2020-0001, which will recommend the City Council accept a Public Utility Easement at Orange and Evergreen.

Application Information

Applicant: City of Selma

Project Location: 2236 Orange Avenue, Selma, CA. (APN: 389-193-04).

Applicant's Proposal: Accept a Public Utility Easement at Orange and Evergreen

Land Use; General Plan; Zoning: Medium High Density Residential; R-3.

Project Description

An easement shall be granted to and accepted by the Consolidated Irrigation District for that portion of the Selma Branch Canal that traverses the subject property prior to the recordation of the Parcel Map. The westly line of the easement shall be a minimum of 20 feet westerly of the inside top of the right bank of the canal if looking downstream.

Environmental (CEQA)

Pursuant to California Environmental Quality Act (CEQA) Guidelines, Public Resources Code §15315 Minor Land Divisions, it has been determined that this project is categorically exempt from additional CEQA processes.

Recommendation

Staff recommends approval of Resolution No. 2020-0001.

Attachments

1. Parcel Map 2017-0044
2. Resolution No. 2020-0001 accepting the PUE.

PARCEL MAP NO. 2017-0044

IN THE CITY OF SELMA, COUNTY OF FRESNO, STATE OF CALIFORNIA

CONSISTING OF ONE SHEET

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:

A PORTION OF FREY'S ADDITION TO SELMA, ACCORDING TO THE MAP THERE RECORDED IN BOOK 2 PAGE 74 OF PLATS, FRESNO COUNTY RECORDS, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 WITH THE WESTERLY LINE (OF THE EXTENSION THEREOF) OF LOT 2 OF YOAKUM TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 30 OF PLATS; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF LOTS 2 AND 3 OF YOAKUM TRACT, 60 RODS; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SAID SECTION 5, 24 RODS SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 24 RODS TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 79 RODS TO THE PLACE OF BEGINNING;

EXCEPTING THEREFROM ALL THAT PORTION LYING WEST OF THE EAST LINE OF THE ROAD FROM SELMA TO SQUAW VALLEY;

ALSO EXCEPT THEREFROM ALL THAT PORTION LYING EAST OF THE CENTERLINE OF THE CENTERVILLE AND KINGSBURG CANAL;

ALSO EXCEPT THEREFROM ALL THAT PORTION LYING NORTH OF THE CENTER LINE OF PINE AVENUE PROJECTED WESTERLY;

ALSO EXCEPT THEREFROM ALL THAT PORTION LYING SOUTHWESTERLY OF THE CENTER LINE OF EAST AVENUE; AS SAID AVENUES ARE NOW LOCATED.

NOTE: THE RECORDS DO NOT DISCLOSE THE EXACT LOCATION OF THE ROAD LEADING FROM SELMA TO SQUAW VALLEY OR THE EXACT LOCATION OF THE CENTERVILLE AND KINGSBURG CANAL.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ZACHAVA, INC. IN MARCH 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GARY J. DIXON, P.L.S. 5277 DATE

CITY ENGINEER'S STATEMENT

I, JOSEPH D. DAGGETT, CITY ENGINEER OF THE CITY OF SELMA, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THE PARCEL MAP SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

JOSEPH D. DAGGETT, RCE 71873 DATE

CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOSEPH D. DAGGETT, RCE 71873 DATE

SUBDIVIDER'S STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

ZACHAVA, INC., A CALIFORNIA CORPORATION

BY: _____ DATE

NOTARY ACKNOWLEDGMENT:

I, A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME,

_____, NOTARY PUBLIC,

PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

PRINT NAME _____

SIGNATURE _____

COUNTY OF _____

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____



CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE COUNCIL OF THE CITY OF SELMA, BY RESOLUTION No. _____ ADOPTED _____ APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

REYNA RIVERA, CITY CLERK

DATE

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE \$8.00

FILED THIS _____ DAY OF _____, 20____, AT _____ m. IN

BOOK _____ OF RECORD OF SURVEYS AT PAGE _____, AT THE

REQUEST OF DIXON & ASSOCIATES, INC.

ROBERT C. WERNER
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272

17-051

SELMA

ROSE AVENUE

& KINGSBURG CANAL

PINE AVENUE

LOCUST STREET

EVERGREEN STREET (FORMERLY EAST AVENUE)

MILL STREET

ORANGE STREET

LEGEND:

- INDICATES FOUND AND ACCEPTED MONUMENT, DESCRIBED AS NOTED.
- INDICATES SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED LS 5277.
- () INDICATES RECORD DATA AS SHOWN ON, OR CALCULATED FROM FREY'S ADDITION TO SELMA RECORDED IN VOLUME 2 OF PLATS AT PAGE 74, FRESNO COUNTY RECORDS.
- [] INDICATES RECORD DATA AS SHOWN ON PARCEL MAP NO. 33 RECORDED IN BOOK 25 OF PARCEL MAPS, AT PAGE 35, FRESNO COUNTY RECORDS.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
- Ⓜ INDICATES LOT NUMBER PER FREY'S ADDITION TO SELMA RECORDED IN VOLUME 2 OF PLATS AT PAGE 74, FRESNO COUNTY RECORDS.
- INDICATES THE LIMITS OF THIS SUBDIVISION

BASIS OF BEARINGS

THE NORTH RIGHT OF WAY LINE OF EVERGREEN AVENUE WAS TAKEN TO BE SOUTH 89°22'02" EAST AS CALCULATED FROM PARCEL MAP NO. 33 RECORDED IN BOOK 25 OF PARCEL MAPS, AT PAGE 35, FRESNO COUNTY RECORDS.

SCALE: 1" = 80'



GRANT DEED RECORDED
AUGUST 29, 2003 AS
DOCUMENT NO.
2003-0205378
O.R.F.C.

FOUND 3/4" IRON PIPE,
NO TAG FLUSH

FOUND 1/2" IRON PIPE,
NO TAG DOWN 2"

FOUND 1-1/4" IRON PIPE,
NO TAG DOWN 6"

20' WIDE IRRIGATION EASEMENT
GRANTED TO CONSOLIDATED IRRIGATION
DISTRICT RECORDED
2020 AS DOCUMENT NO.
2020-_____ O.R.F.C.

FOUND 3/4" IRON PIPE,
TAGGED LS 3261 FLUSH

FOUND IRON ROD,
NO TAG DOWN 2"

FOUND 3/4" IRON PIPE,
NO TAG FLUSH

FOUND IRON ROD,
NO TAG DOWN 4"

FOUND IRON ROD,
NO TAG DOWN 2"

PARCEL MAP NO. 33
RECORDED IN BOOK 25
OF PARCEL MAPS AT
PAGE 35, F.C.R.

CENTERLINE OF
CENTERVILLE & KINGSBURG
CANAL

INDICATES LOT NUMBER PER FREY'S ADDITION TO SELMA RECORDED IN VOLUME 2 OF PLATS AT PAGE 74, FRESNO COUNTY RECORDS.

INDICATES THE LIMITS OF THIS SUBDIVISION