

**MINUTES OF MEETING
CITY OF SELMA PLANNING COMMISSION
Monday, January 22, 2007**

ITEM 1. - FLAG SALUTE: Commissioner Ivory

ITEM 2. – ROLL CALL:

The Planning Commission met at the John B. Howard Community Center at 7:00 p.m. Present were Commissioners Allen, Ivory, Kessler, Niswander, Tiger and Chairman Grey. Commissioner Pendegraft was absent. Staff present was Mike Gaston Community Development Director, Neal Costanzo City Attorney, Stephanie Sherrell Associate Planner, Jerry Howell GIS Coordinator, Jeff Kestly Fire Chief and Connie Cantu Planning Technician/Recording Secretary. Also present were sixteen interested citizens. The Selma Enterprise reporter was not present.

ITEM 3. – ORAL COMMUNICATIONS: None

ITEM 4. – FOR APPROVAL:

The motion was made by Commissioner Allen, seconded by Commissioner Kessler, to approve the minutes of November 27, 2006, regular Planning Commission Meeting as written.

ITEM 5. – CONTINUED PUBLIC HEARING ITEM:

A. Submittal No. 2006-0016: EA; Tentative Tract Map No. 5806

Applicant: 3M-D Development – Industrial Park II
(Contact: Dawson-Mauldin Construction)

Location: East of Pacific Street, South side of Nebraska Avenue (APN 390-110-73), Selma, CA (within City Limits).

Proposal: Tentative Tract Map No. 5806: The project consists of a subdivision of approximately 35 lots for Industrial purposes.
(Resolution No. 2006-0019)

Mr. Mike Gaston, Community Development Director presented the staff report. Mr. Gaston noted that the subdivider, his engineer and city staff have met several times and have made modifications to the conditions of approval as a result of the Planning Commissioners concerns and direction. Gaston noted that the Fire Chief had revised his position regarding the 20 foot emergency access easement on the eastern boundary of the proposed map. He felt that as long as there were (2) two access points the fire department could provide adequate fire protection.

Mr. Dirk Poschell, 923 Van Ness Avenue, Fresno Ca., representing Ms. Dawson applicant of 3-MD Development noted that he has 30 years experience working with Industrial properties. He has always used the Cal Trans standards. This project has a good design you have small, medium and large lots, should someone want a larger/smaller lot, it would not take as long to parcel it off due to the variety in lot sizes. As far as an 18 wheeler truck turning around in the cul-de-sacs, there should not be any problem.

Mr. Poschell noted that the applicant felt that any re-design of street patterns and cul-de-sacs within the proposed tentative map would make the project unviable for this developer

Mr. Stewart Randel of Colliers Tingey International, Fresno CA, stated that he has been doing industrial parks for 27 years and supports this project. I have advised the Mauldin's on this layout because of the shapes and sizes. This is a good design.

After a brief discussion the commissioners felt that an addition to the conditions of approval should include: no parking, loading or unloading shall be allowed on any interior street or cul-de-sacs.

On motion by Commissioner Niswander and seconded by Commissioner Kessler to approve Resolution No. 2006-0019, recommending approval of Tentative Tract Map No. 5806 with findings for Approval and Conditions of Approval with the addition of : "No Parking, loading and unloading shall be allowed on any interior streets or cul-de-sacs". Approved unanimously, with Commissioner Pendegraft absent.

ITEM 6. – PUBLIC HEARING ITEM:

A. Submittal No: 2006-0123: EA, Tentative Parcel Map No. 2006-0123

Applicant: Harpal Singh, 2521 Whitson Street, Selma, CA 93662
Location: 2521 Whitson Street (APN 388-041-028), Selma, CA (within City Limits)
Proposal: Tentative Parcel Map No. 2006-0123: The project consists of the division of approximately 1 acre into two (2) lots for commercial purposes.
(Resolution No. 2007-0001)

Mr. Mike Gaston, Community Development Director presented the staff report. Mr. Gaston noted that the project was started in May 2005 with a Minor Modification of Plans and conditions of approval. The project tonight is the parcel map, splitting of the property and adding of a restaurant with parking, on and off site improvements, the complete renovation of approximately 2,000 sq. ft. of existing building, a new building addition of approximately 630 sq. ft. and new architectural upgrades and renovated portions of the existing building.

Mr. Rafael Miramontes, 7360 Rose Avenue, stated that he has given the city blue prints of the site.

Mr. Gaston noted that the city has put conditions on the Minor Modification of Plans already, and Mr. Miramontes will not get a final map until he has complied with all the Conditions of Approval.

After a brief discussion the commissioners, noted that they would like to see the final building plans, architectural plans, site plan, on-site and off site improvements before the final map approval.

On motion by Commissioner Niswander seconded by Commissioner Allen to approve Tentative Parcel Map No. 2006-0123, subject to Findings for Approval and Conditions of Approval. Approved unanimously with Commissioner Pendegraft absent.

ITEM 7. – OTHER ITEMS:

A. Submittal No. 2005-0046: E.A. for Site Plan Review No. 2005-0045

Applicant: Gill & Ranu, Inc., Gurnam Gill (2428 Floral Avenue, Selma, CA)
Location: 3000 Floral Avenue, North side of Floral between State Route 99 and De Wolf Avenue, Selma, CA (APN 348-190-76) (within City Limits).

Mr. Gaston, Community Development Director presented the staff report. Mr. Gaston noted that this project will improve the site and parking should not be an issue.

Mr. Gurnam Gill and Mr. Saliba Engineer, brought in a sample of the roofing material that will be used on site. There will be no exposed metal at this site and a Conditional Use Permit will not be required.

The Commissioners were content with the materials that will be used and it was the consensus of the Planning Commissioner approval.

ITEM 8. – PLANNING DIRECTOR'S REPORT:

Mr. Gaston Community Development Director stated that the League of California Cities 2007 Planners Institute will be held in San Diego March 21 through March 23, 2007, if any Planning Commissioners are interested, let staff know so arrangements can be made.

Mr. Gaston stated that the General Plan Update may be done by Hogle-Ireland Inc., and Michael Brandman Associates.

ITEM 9. – ADJOURNMENT:

Having no further business, motioned by Commissioner Allen, seconded by Commissioner Kessler, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

MICHAEL S. GASTON, AICP
Secretary to the Planning Commission

MG/cc

RESOLUTION NUMBERS: 2007-0001
NEXT RESOLUTION NUMBER: 2007-0002
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