

**MINUTES OF MEETING  
CITY OF SELMA PLANNING COMMISSION  
May 29, 2007**

**ITEM 1. - FLAG SALUTE:** Commissioner Tiger

**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, Pendegraft, Tiger and Chairman Grey. Staff present included Michael Gaston, Community Development Director, Neal Costanzo, City Attorney, Jeff Kestly, Fire Chief, Jerry Howell, GIS Coordinator, and Connie Cantu, Planning Technician/Recording Secretary. Also present were 40 interested citizens. The Selma Enterprise reporter was not present.

**ITEM 3. – ORAL COMMUNICATIONS:** None

**ITEM 4. – FOR APPROVAL:** Minutes of April 23, 2007.

Motioned by Commissioner Niswander, seconded by Commissioner Pendegraft, the amended minutes of April 23, 2007, regular Planning Commission Meeting, were approved as written.

**ITEM 5. - PUBLIC HEARING ITEMS:**

**A. SUBMITTAL NO. 2006-0114: EA; Conditional Use Permit No. 2006-0114.**

**Applicant:** Victory Outreach Church  
**Location:** Northwest corner of McCall Avenue and Whitson Street, 1701 Whitson Street, Selma. (APN: 388-174-06).  
**Proposal:** Conditional Use Permit No. 2006-0114:  
The applicant is proposing to remodel an existing 5,054 square foot commercial building into a church for approximately fifty (50) parishioners at 1701 Whitson Street, Selma. (Resolution No. 2007-0009)

Michael Gaston, Community Development Director, presented the staff report. Director Gaston noted that one of the conditions is for the applicant to improve the alley adjacent to his property.

Chairman Grey opened the hearing for public testimony.

Pete Garza, Pastor, 2016 Maple Street, wanted some clarification of how many people will be paying for the alley improvements and the amount of the improvements.

Director Gaston stated that he would have to check with the City Engineer.

Chairman Grey asked if there was more testimony. There being none the public hearing was closed and referred back to the commissioners for discussion and action.

The Commissioners had concerns about the egress-ingress to the site and the four way stop sign on Whitson Street and McCall Avenue. Traffic leaving the site could cause traffic conflicts. It was suggested that directional signs in the parking lot could address the concerns.

On motion by Commissioner Pendegraft, seconded by Commissioner Niswander to approve Resolution No. 2007-0009, approving Submittal No. 2006-0114, subject to the Findings of Fact and Conditions of Approval listed in the Resolution with the addition of Condition No. 9. A & B to read as follows:

- A. *Signs indicating "No Exit" to be placed in the parking lot along Whitson Street.*
- B. *Whitson Street and McCall Avenue curbs to be painted red, "No Parking".*

Approved unanimously with Commissioner Allen absent.

**B. SUBMITTAL NO. 2007-0010: EA; Conditional Use Permit 2007-0010.**

- Applicant:** Church of the Nazarene  
**Location:** Northeast corner of Goldridge and Allen Streets, 2114 Goldridge Street, Selma. (APN 358-312-01).  
**Proposal:** The applicant is proposing to remodel an existing residential building to be used as a day care center and expand the church for office and educational uses. (Resolution No. 2007-0010)

Michael Gaston, Community Development Director, presented the staff report. Director Gaston noted that this is an existing established church. The applicant is proposing to remodel/expand the church building. Also included is the remodel of the existing residence to be used for a Child Care Center/offices.

Chairman Grey opened the hearing for public testimony.

Eric and Janet Colier, 2103 Hicks Street, Selma. Noted that they do not want bright lights, and a lot of noise from the children and would prefer to have a block fence instead of wrought iron fence.

Lori Young 2031 Hicks Street, Selma. Noted that she is directly behind the church and does not like a lot of noise and is willing to pay her share of a block wall fence along her property.

Pastor Dale Davis, 3706 Hicks, noted that the children get dropped off in the parking lot and they are open from 6:00a.m.- 6:00 p.m., with a total of 75 children a day, half in the morning and the other half in the afternoon. Also the church has a storage container and he would like to stucco or paint the container so that it is consistent with the church.

Chairman Grey asked if there was more testimony. There being none the public hearing was closed and referred back to the commissioners for discussion and action.

The Commissioners noted that they had concerns about the storage container. It wasn't on the application and /or the agenda. The container is not allowed at its present location, it should at least be five (5) feet from the property line. Noise needs to be minimized to reduce impacts to neighbors. The possibility of a block wall seven (7') feet high would help. The trash enclosure also needs to be relocated.

On motion by Commissioner Niswander seconded by Commissioner Tiger to approve Resolution No. 2007-0010, approving Submittal No. 2007-0010, Conditional Use Permit, subject to the Findings of Fact and Conditions of Approval listed in the resolution with addition of:

- *The trash enclosure to be relocated for direct access by trash trucks.*
- *A seven (7) foot high masonry wall to be constructed along the north property line adjacent to the northern most playground area only.*

*Approved unanimously with Commissioner Allen absent.*

**C. Submittal No. 2007-0050: Density Bonus and Site Plan Review No. 2007-0050.**

**Applicant:** AMCAL Multi-Housing, Inc.  
**Location:** North of Stillman between Wright and Chandler Streets, (APN 389-080-22).  
**Proposal:** Applicant is requesting a density bonus to allow the construction of an eighty one (81) unit rental housing development on a +5.62 acre parcel, under Government Code Section 65915. (Resolution No. 2007-0011)

Michael Gaston, Community Development Director, presented the staff report. Director Gaston noted that the City of Selma is in need of housing for low to very low income. This project is needed for the citizens of Selma. The Fire Department has requested that a second emergency ingress/egress be shown on the site plan. The applicant will also landscape the subject site according to an approved landscaping plan and put in sidewalk as required along Chandler Street.

Chairman Grey opened the public hearing for public testimony.

Mr. Jeff Kestly, Fire Chief for the City of Selma, noted that a secondary exit must be placed on the site.

Mr. Tom Davis, representing AMCAL, 4545 N. West Avenue, Suite 118 Fresno, CA. stated that he has worked on other projects like this and they are doing very well. The residents go through a complete back ground check prior to renting and the manager lives in one of the units for on site supervision. A six (6) foot fence will surround the entire property and landscaping. Mr. Davis has been in contact with the property owner of a separate parcel that would provide an entrance off of Chandler Street should the owner decide to sell the parcel.

Mr. Vincent Scott, Architect for this project, stated that with proper landscaping along the wall it would deter graffiti and climbing over the wall.

Chairman Grey asked if there was more testimony. There being none, the public hearing was closed and referred back to the Commissioners for discussion and action.

The Commissioners had some concerns with the fence surrounding the property. The Commissioners wanted to see a seven (7) foot masonry block wall. The wall would keep noise at a minimum and landscaping would deter graffiti.

The motion was made by Commissioner Pendegraft seconded by Commissioner Niswander to approve Resolution No. 2007-0011, recommending approving of Submittal No. 2007-0050, Density Bonus, Site Plan Review and EA No. 2007-0050 to the City Council, with amended Condition No. 11, to read as follows:

- *The Developer shall construct a solid decorative seven (7) foot masonry block wall to act as a buffer from other adjacent uses. Said wall shall have an ornamental barrier on top to prevent jumping over the wall.*
- *Secondary emergency vehicle access shall be provided as approved by the Fire Chief.*

Approved unanimously, with Commissioner Allen absent.

D. **Submittal No. 2006-0143: Parcel Map No. 2006-0143 and Site Plan Review No. 2006-0143.**

**Applicant:** Selma 43 Propellants, L.P.  
**Location:** Northwest corner of Highway 43 and Rose Avenue, Selma (APN: 385-230-35).  
**Proposal:** To subdivide: +5.03 acres into eight (8) legal parcels. Parcel "A" 21,045 s.f., Parcel "B" 39,543 s.f., Parcel "C" 42,088 s.f., Parcel "D" 28,428 s.f., Parcel "E" 24,695 s.f., Parcel "F" 49,770 s.f., Parcel "G" 16,914 s.f., Parcel "H" 3,148 s.f. To be developed into a Commercial Center. (Resolution No. 2007-0012)

Michael Gaston, Community Development Director, presented the staff report. Director Gaston noted that this property is currently vacant. The applicant is proposing several commercial uses, including restaurants and retail. Director Gaston noted that the Community Development Department had received a letter from Consolidated Irrigation District, asking the city to incorporate an additional condition regarding a 30 inch pipeline along Highland Avenue. The buildings on the Site Plan map may have to be relocated for emergency vehicle fire access around the buildings. The applicant is proposing to egress-ingress from Highland Avenue. CalTrans will have to approve the egress-ingress along Highland Avenue/Highway 43.

Chairman Grey opened the hearing for public testimony.

Mr. Jim McCalby, Attorney, representing the applicant, 2560 W. Shaw Avenue, Fresno. Mr. McCalby stated that his client agrees with the Conditions of Approval but wants to implement a Mello-Roos CFD agreement so that all the improvements get done at one time and not year after year. Also, the Selma-Kingsburg-Fowler Sanitation District, are they going to serve the project? His understanding was that S-K-F was not willing to serve any more commercial sites. This will add additional cost for the applicant if S-K-F can't serve the site.

Director Gaston noted, yes they will serve.

Dave Henderson, Architect, noted that he was not aware that this site was in the Northwest Specific Plan area. Mr. Henderson requested a copy of the Specific Plan so that he can see if there will be any revisions.

Chairman Grey asked if there was more testimony. There being none the public hearing was closed and referred back to the Commissioners for discussion and action.

On motion by Niswander Commissioner seconded by Commissioner Pendegraft, to approve Resolution No. 2007-0012, recommending approval of Environmental Assessment No. 2006-0143 and Tentative Parcel Map No. 2006-0143 with associated Commercial Development Site Plan, subject to Findings of Fact and Conditions of Approval as outlined in the Resolution, with the addition of Condition 19, to read as follows:

- *The Subdivider or successor in interest shall not interfere with the function, operation and maintenance of the structure under the jurisdiction of Consolidated Irrigation District (CID). The Subdivider or successor in interest shall replace, repair or refit existing irrigation facilities to District standards impacted or damaged as a result of the development at no cost to the district. The Subdivider shall obtain approval from CID prior to construction on or in CID right-of-way to preserve facilities located at (APN 385-230-35).*

Approved unanimously with Commissioner Allen Absent.

**E. Submittal No. 2007-0054: Parcel Map No. 2007-0054.**

**Applicant:** Glacier Refrigeration and Air  
**Location:** 1200 Valley View, Selma (APN: 390-190-43).  
**Proposal:** The Parcel Map request will divide a 2.66 acre parcel into two parcels. Parcel "1" .97 of an acre and Parcel "2" 1.69 acres for industrial purposes.  
(Resolution No. 2007-0013)

Michael Gaston, Community Development Director, presented the staff report.

Chairman Grey opened the hearing for public testimony.

Mr. Andy Montijo, applicant, 1092 Rorden Street, stated he is parceling off the property to assist with financing and future development.

Chairman Grey asked if there was more testimony. There being none the public hearing was closed and referred back to the Commission for discussion and action.

The motion was made by Commissioner Pendegraft and seconded by Commissioner Kessler for approval of Resolution No. 2007-0013, recommending approval of Tentative Parcel Map No. 2007-0054 and Environmental Assessment No. 2007-0054.

Unanimously approved with Commissioner Allen absent.

**ITEM 6. – INFORMATION ITEM:**

**A.** Proposed ordinance to allow lots under 7,000 square feet in the R-1-7 zone with a Conditional Use Permit.

Michael Gaston, Community Development Director, noted that the City Attorney will be preparing an ordinance to allow lots less than the standard 7,000 square feet in the R-1-7 zone with a Conditional Use Permit.

The Commissioners noted that this would only work with a tentative tract map of 100 lots or more, and also with substantial amenities being provided by the developer.

Director Gaston noted the comments of the commission.

**ITEM 7. – PLANNING DIRECTOR'S REPORT:**

General Plan Update:

Michael Gaston, Community Development Director, introduced Mr. Josh McDonnell from Quad Knopf. He will be doing the General Plan Update. The time frame for the update is approximately 16 months.

The Commissioners would like for city staff to take a look at the Northwest Specific Plan and update this plan also.

**ITEM 8. – ADJOURNMENT:**

Having no further business, motioned by Commissioner Kessler, seconded by Commissioner Ivory, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Michael S. Gaston, AICP  
Secretary to the Planning Commission

MSG/cc

RESOLUTION NUMBERS: 2007-0009, 2007-0010, 2007-0011, 2007-0012, 2007-0013  
NEXT RESOLUTION NUMBER: 2007-0014  
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