

**MINUTES OF MEETING
CITY OF SELMA PLANNING COMMISSION
July 23, 2007**

ITEM 1. - FLAG SALUTE: Commissioner Niswander

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, Niswander and Chairman Grey. Commissioners Pendegraft, Kessler and Tiger were not present. Staff present was Michael Gaston, Community Development Director, Mike Slater, Associate City Attorney, Jerry Howell, GIS Coordinator and Connie Cantu, Planning Technician/Recording Secretary. Also present were ten (10) interested citizens. The Selma Enterprise reporter was not present.

ITEM 3. – ORAL COMMUNICATIONS: None

ITEM 4. – FOR APPROVAL:

Motioned by Commissioner Allen, seconded by Commissioner Ivory, the minutes of June 25, 2007, regular Planning Commission Meeting, were approved as written.

ITEM 5. – CONTINUED PUBLIC HEARING ITEM:

A. SUBMITTAL NO. 2007-0056:

Environmental Assessment and Zone Variance

Applicant: Patricia Clay Loyd

Location: 2012 Stillman Street, Selma (APN: 389-096-08).

Proposal: To allow an accessory building to encroach into the side yard setback area two (2) feet and encroach into the rear yard setback area two (2) feet.
(Resolution No. 2007-0014)

Michael Gaston, Community Development Director, presented the staff report. Director Gaston noted that this project had been continued from the June 25th Planning Commission meeting. The applicant is requesting a zone variance for an accessory building that is already built and is encroaching into the rear yard and side yard setbacks.

Director Gaston stated that the storage shed is adjacent to the alley and has no direct detrimental impact on any of the adjacent structures or uses.

Chairman Grey opened the public hearing for public testimony.

An adjacent neighbor that lives on the corner of McCall Avenue and Stillman Street close to the applicant stated that the building was built well and she did not have a problem with it.

Carla Wheeler, 2046 Stillman Street. Mrs. Wheeler noted that all the neighbors on this block are cleaning, painting, upgrading their homes so that they look good. She noted that she and the

neighbors take pride in the neighborhood, and she feels that the storage building that the applicant has built is very nice and she is going to have a storage building built by the same person at a later date.

Vincent Perez, who lives across the street from the applicant, noted that he has seen the storage building and it is very nice and would like for the same person to build a storage for him also.

Patricia Loyd, applicant, 2012 Stillman, noted that she was not aware that she needed a building permit and or that the storage building was encroaching in the setback areas. Ms. Loyd asked the Commission to please let her keep her storage building, and to not have to relocate or tear down the building.

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

Chairman Grey had a concern with the building not having a fire wall.

On motion by Commissioner Allen, seconded by Commissioner Ivory to approve Resolution No. 2007-0014, approving Submittal No. 2007-0056, subject to the Findings of Fact and Conditions of Approval listed in the Resolution with the addition of Condition No. 4 to read as follows:

4. *Fire Protection to be provided as determined by the Fire Chief.*

Approved unanimously with Commissioners Kessler, Pendegraft and Tiger absent.

ITEM 6. - OTHER ITEMS:

Director Gaston stated that the General Plan is on schedule.

ITEM 7. – DIRECTOR’S REPORT:

ITEM 8. – ADJOURNMENT:

Having no further business, motioned by Commissioner Niswander, seconded by Commissioner Allen, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Michael S. Gaston, AICP
Secretary to the Planning Commission

MSG/cc

RESOLUTION NUMBERS: 2007-0014
NEXT RESOLUTION NUMBER: 2007-0015
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