

**MINUTES OF MEETING  
CITY OF SELMA PLANNING COMMISSION  
August 27, 2007**

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

**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 Mike Gaston, Community Development Director, Mike Slater, City Attorney, Jerry Howell, GIS Coordinator, and Connie Cantu, Planning Technician/Recording Secretary. Also present were three (3) interested citizens and Beth Warmerdam, Selma Enterprise reporter.

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

**ITEM 4. – FOR APPROVAL:**

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

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

**A. SUBMITTAL NO. 2007-0076:**

**Environmental Assessment and Zone Change:**

**Applicant:** City of Selma

**Location:** 2465 Highland Avenue, Selma, (APN: 386-230-35)

**Proposal:** Zone Change: Changing the zone district of the subject property from C-2-P (Commercial Precise Plan) to C-R (Regional Commercial).  
Municipal Code Amendment Repealing Sections 17 and 18 of Title XI, Chapter 15 of the Selma Municipal Code, (11-15-17 and 11-15-18) and Amending Section 19 of Chapter 15 of Title XI of the Selma Municipal Code (11-15-19) removing subject property from the C-2-P (Commercial Precise Plan) zone district and designating it as within the C-R (Regional Commercial) zone district. (Resolution No. 2007-0015).

Michael Gaston, Community Development Director, presented the staff report. Director Gaston noted that at this time the parcel zoning designation is C-2-P (Community Commercial Precise) and will be changed by the city to bring the zoning into consistency with the General Plan designation of C-R (Regional Commercial).

In addition, the municipal code would be amended as follows: Repeal Sections 17 and 18 of Title XI, Chapter 15, of the Selma Municipal Code (Sections 11-15-17 and 11-15-18), and amend Section 19 of Chapter 15 of Title XI of the Selma Municipal Code (11-15-19) removing subject

property from the C-2-P (Community Commercial Precise Plan) zone district and designating the property as being within the C-R (Regional Commercial) zone district.

Chairman Grey opened the public hearing for public testimony.

There being none the public hearing was closed and referred back to the commission for discussion and action.

On motion by Commissioner Pendegraft, seconded by Commissioner Niswander to adopt Resolution No. 2007-0015, approving Environmental Assessment 2007-0076, and recommending to the City Council approval of Zone Change and Municipal Code Amendment No. 2007-0076. Approved unanimously.

**ITEM 6. – PLANNING DIRECTORS REPORT:  
Discussion on Cool-Covers (vehicle shelters).**

Michael Gaston, Community Development Director, presented the staff report. Director Gaston, noted that determinations that need to be made by the Commission include the following:

1. Should these structures be allowed at all, even with a permit, or are they so aesthetically detrimental to the visual appearance of the community that they should be prohibited altogether.
2. Should only all metal structures be allowed or canvas covered structures as well?
3. Should a building permit and engineered structural plans be required?
4. Should they be allowed within required zoning set back areas?
5. Should a Conditional Use Permit be required for these structures?
6. Should existing structures be allowed under a grandfather provision?

After discussions and consideration with the commissioners they recommended that staff hold a public workshop in September or October during the regular meeting date.

**ITEM 7- ADJOURNMENT:**

Having no further business, motioned by Commissioner Niswander, seconded by Commissioner Allen, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

MICHAEL S. GASTON, AICP  
Secretary to the Planning Commission

MSG/cc

Resolution Numbers: 2007-0015  
Next Resolution Number: 2007-0016  
Shared/comdev/pcminutes/8-27-07