

REEDLEY PLANNING COMMISSION SPECIAL MEETING – December 14, 2017

The special meeting of the Reedley Planning Commission was held Thursday, December 14, 2017, in the City of Reedley Council Chambers, 845 "G" Street, Reedley. Chairman Custodio called the meeting to order at 5:00 p.m.

Pledge of Allegiance - led by Chairman Alberto Custodio.

ROLL CALL

Commissioners Present: Dawn Barcellos, Brian Bissett, Ron Hudson, Pete Perez, Alberto Custodio.

Commissioners Excused: None.

City Staff Present: Rob Terry, Community Development Director, Ellen Moore, Associate Planner, Jerry Isaak, Fire Chief.

PUBLIC COMMENT

Chairman Custodio opened the public comment period opened at 5:01 p.m. Chairman Custodio closed the public comment period at 5:01 p.m. after noting there was no public comment.

CONSENT AGENDA

1. Minutes of Regular Meeting, November 16, 2017, and Special Meeting, November 30, 2017 - Recommend Commission Approve.

Chairman Custodio moved, C. Barcellos seconded, to approve the minutes of the regular meeting on November 16, 2017 and the special meeting on November 30, 2017. Motion carried by the following vote:

AYES: Custodio, Barcellos, Bissett, Hudson, Perez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: None.

PUBLIC HEARING

2. Consideration of Environmental Assessment No. 2017-8, Vesting Tentative Subdivision Map No. 6196, and Conditional Use Permit No. 2017-7, related to the Proposed Single Family Development at the Northeast Corner of Reed Avenue and Aspen Avenue  
*Through Resolution No. 2017-13, staff recommends that the Planning Commission take the following actions:*
  - a) APPROVE Environmental Assessment No. 2017-8, a Mitigated Negative Declaration (MND), dated November 16, 2017
  - b) APPROVE Vesting Tentative Subdivision Map No. 6196 authorizing the subdivision of land pursuant to the Subdivision Map Act
  - c) APPROVE Conditional Use Permit No. 2017-7 authorizing the establishment of a Planned Unit Development as part of Vesting Tentative Subdivision Map Application No. 6196

Director R. Terry presented the staff report to the Planning Commission. Director R. Terry recommended that an exhibit attached to the project's Conditions of Approval, as referenced in Planning Commission Resolution No. 2017-13, be approved as amended. The Planning Commission asked questions of City staff and deliberated. Chairman Custodio opened the public hearing at 5:29 p.m. Troy Wright, Windward Pacific Builders, spoke on behalf of the project. Chairman Custodio closed the public hearing at 5:31 p.m.

REEDLEY PLANNING COMMISSION SPECIAL MEETING – December 14, 2017

C. Custodio moved, C. Hudson seconded, whereas the Planning Commission, using their independent judgement, approved Environmental Assessment No. 2017-8, Vesting Tentative Subdivision Map No. 6196, and Conditional Use Permit No. 2017-7, through Resolution No. 2017-13, as amended. Motion carried by the following vote:

AYES: Custodio, Hudson, Barcellos, Bissett, Perez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: None.

3. Consideration of Environmental Assessment No. 2017-10 and Tentative Subdivision Map No. 6206, related to the Almond Grove Single Family Development Proposed at the Northwest Corner of Frankwood Avenue and Olson Avenue  
Through Resolution No. 2017-14, staff recommends that the Planning Commission take the following actions:
- a) APPROVE Environmental Assessment No. 2017-10, a Negative Declaration (ND), dated November 16, 2017
  - b) APPROVE Tentative Subdivision Map No. 6206 authorizing the subdivision of land pursuant to the Subdivision Map Act

Assistant Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of City staff and deliberated. Chairman Custodio opened the public hearing at 5:43 p.m. Sean Day from AW Engineering, spoke on behalf of the project. Bill Hassett, 1259 South Enns Avenue, asked questions of City staff about the project. Chairman Custodio closed the public hearing at 5:48 p.m.

C. Custodio moved, C. Perez seconded, whereas the Planning Commission, using their independent judgement, approved Environmental Assessment No. 2017-10 and Tentative Subdivision Map No. 6206, through Resolution No. 2017-14. Motion carried by the following vote:

AYES: Custodio, Perez, Barcellos, Bissett, Hudson.  
NOES: None.  
ABSTAIN: None.  
ABSENT: None.

4. Consideration of Text Amendment Application No. 2017-2, Proposing to Amend Title 10, Chapter 2, Section 3 Pertaining to Zoning Definitions, Repealing and Replacing in its Entirety Title 10, Chapter 6, Article D, Pertaining to Second Units, and Amending Title 10, Chapter 25, Section 3, Pertaining To The Residential Use Matrix  
*Through Resolution No. 2017-11, staff recommends that the Planning Commission take the following actions:*
- a) RECOMMEND TO THE CITY COUNCIL APPROVAL of Environmental Assessment No. 2017-13, Environmental Finding of No Possibility of Significant Effect, dated November 17, 2017
  - b) RECOMMEND TO THE CITY COUNCIL APPROVAL of Text Amendment Application No. 2017-2, proposing to Amend Title 10, Chapter 2, Section 3 Pertaining to Zoning Definitions, Repealing and Replacing in its Entirety Title 10, Chapter 6, Article D, Pertaining to Second Units, and Amending Title 10, Chapter 25, Section 3, Pertaining To The Residential Use Matrix

Associate Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of City staff and deliberated. Chairman Custodio opened the public hearing at 6:21 p.m. Chairman Custodio closed the public hearing at 6:21 p.m. after acknowledging that there were no public comments.

DIRECTOR'S REPORT

Director R. Terry updated the Commission on community development activity.

REEDLEY PLANNING COMMISSION SPECIAL MEETING – December 14, 2017

FUTURE AGENDA ITEMS

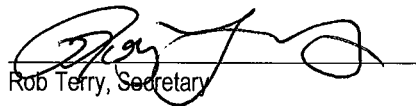
- December 21, 2017 - Cancelled
- January 4, 2018 – Cancelled
- January 18, 2018 – None at this time
- February 1, 2018 – Conditional Use Permit

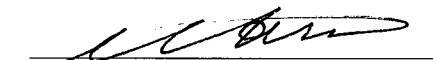
Associate Planner E. Moore discussed future Planning Commission agenda items.

ADJOURNMENT

Meeting adjourned at 6:31 p.m.

ATTEST:

  
Rob Terry, Secretary

  
Alberto Custodio, Chairman  
Reedley Planning Commission