

ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE TURNED OFF
IN THE COUNCIL CHAMBERS

AGENDA

REEDLEY PLANNING COMMISSION REGULAR MEETING

5:00 P.M. – THURSDAY, OCTOBER 1, 2009

Meeting will be held at:

City of Reedley Council Chambers
845 "G" Street
Reedley, California 93654

City of Reedley's Internet Address: www.reedley.ca.gov

Commissioners

George Nord, Chairman

John Clements, Vice-Chairman

Howard Barker

Albert Cisneros

Jason Chavez

Staff

David Brletic, City Planner

Rob Terry, Assistant Planner

Frances Wiles, Administrative Assistant

PLEDGE OF ALLEGIANCE

ROLL CALL

ELECTION OF OFFICERS

1. Election of Chair Person
2. Election of Vice-chair Person

PUBLIC COMMENT – Provides an opportunity for members of the public to address the Planning Commission on items of interest to the public within the Commission's jurisdiction and which are not already on the agenda this evening. It is the policy of the Commission not to answer questions impromptu. Concerns or complaints will be referred to the Community Development Director's office. Speakers should limit their comments to not more than three (3) minutes. No more than ten (10) minutes per issue will be allowed. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the Commission as each item is brought up for discussion.

NOTICE TO PUBLIC

Under a **CONSENT AGENDA** category, a recommended course of action for each item is made. Any Commissioner may remove any item from the **CONSENT AGENDA** in order to discuss and/or change the recommended course of action, and the Commission can approve the remainder of the **CONSENT AGENDA**.

AGENDA ITEM NO.: 1 & 2

DATE: October 1, 2009
TO: Planning Commission
FROM: David Brletic, City Planner
SUBJECT: Election of Officers

The first meeting in July is the date typically scheduled for the annual election of officers for the Planning Commission. However, since a meeting was not held in the month of July and there was not a full commission present at the August and September meetings, the election was tabled to the meeting in October.

Election of Chair and Vice Chair are normally done by voice vote, although the Commission has the option of going to ballots.

**CITY OF REEDLEY
BUILDING REPORT**

AUGUST 2009

<u>PERMIT NUMBER</u>	<u>ADDRESS</u>	<u>OWNER</u>	<u>CONTRACTOR</u>	<u>VALUE</u>
<u>NEW HOMES</u>				
0906-027	328 E. Carpenter Avenue	Cambridge Homes	Owner	\$ 160,426.20
0905-053	291 E. Carpenter Avenue	Cambridge Homes	Owner	176,557.80
0905-052	325 E. Carpenter Avenue	Cambridge Homes	Owner	192,344.32
0908-042	345 E. Herbert Avenue	Octavio Uribe	Self Help Enterprises	101,552.50
0908-040	396 E. Herbert Avenue	Piceno/Sanchez	Self Help Enterprises	101,552.50
0908-039	360 E. Herbert Avenue	Jose & Olivia Rocha	Self Help Enterprises	101,552.50
0908-038	324 E. Herbert Avenue	Raul Amezcua	Self Help Enterprises	101,492.20
0908-037	381 E. Herbert Avenue	Medina/Gonzalez	Self Help Enterprises	91,504.30
0908-036	432 E. Herbert Avenue	Sara Oviedo	Self Help Enterprises	101,492.20
0908-035	399 E. Herbert Avenue	Vasquez/Huerta	Self Help Enterprises	101,492.20
0908-034	363 E. Herbert Avenue	Torres/Rangel	Self Help Enterprises	101,492.20
0908-033	342 E. Herbert Avenue	Jaime Sanchez	Self Help Enterprises	101,492.20
0908-032	378 E. Herbert Avenue	Lucio Salazar	Self Help Enterprises	101,492.20
0908-031	414 E. Herbert Avenue	Juan Piceno	Self Help Enterprises	101,492.20
<u>ADDITIONS/ALTERATIONS TO HOMES</u>				
0908-002	1558 E. Springfield Avenue	Ernesto Zavala	Owner	200.00
0908-001	919 S. Rupert Avenue	Victor Cruz	Owner	30,470.80
0908-027	1395 N. Kady Dr.	Maria Raygoza	Owner	51,422.82
<u>PATIOS/CARPORTS/GARAGES</u>				
0908-011	1558 E. Springfield Avenue	Ernesto Zavala	Owner	3,622.50
<u>REPAIRS TO HOMES</u>				
0908-013	1260 S. Enns Avenue	Martha Guerro	Jack's Refrigeration	6,827.00
0908-012	383 W. Cypress Avenue	Alexander Lopez	Kingsburg Roofing	2,900.00
0908-010	1260 S. Hope Avenue	Jeremy Linscheid	Peter's Roofing	8,361.00
0908-008	875 E. Ann Dr.	Kevin Herring	California Controlled Air	3,950.00
0908-006	589 E. Myra Avenue	Arturo Serrano	Owner	3,000.00
0908-005	581 W. Olson Avenue	Irvin Jantzen	Rainbow Roofing	8,700.00
0908-003	589 E. Myra Avenue	Arturo Serrano	Owner	2,000.00
0907-036	1036 W. Flora Avenue	Jennifer Edwards	Cartozian's Air Conditioning	4,300.00
0907-033	1293 N. East Avenue	Barry Warmerdam	Jack's Refrigeration	6,979.00
0905-010	1595 S. Riverview Avenue	Thomas Mejia	Kingsburg Roofing	7,900.00
0908-017	724 S. Pecan Avenue	Manuela Diaz	Roberts Plumbing	0.00
0908-044	782 E. Washington Avenue	Vicente Hernandez	Owner	0.00
0908-030	1338 E. El Dorado Avenue	Jesus Leyva	Ed's Air Conditioning	4,500.00
0908-029	1015 "C" Street	Gaylord Janzen	Mattco	5,300.00
0908-026	1205 "D" Street	Angel Huerta	Owner	0.00
0908-023	250 N. Kady Avenue	Chris Mendoza	Rainbow Roofing	5,000.00
0908-014	903 "F" Street	CYM	Rosenfeld Construction	10,000.00
<u>REPAIRS TO APARTMENTS</u>				
0908-009	1212, etc. W. Flora Avenue	River Oak Town Homes	Edlund Roofing	147,500.00
0908-021	1155 E. Springfield Avenue	Sierra View Homes	Cartozian's Air Conditioning	3,800.00
0908-020	1155 E. Springfield Avenue	SierraView Homes	Cartozian's Air Conditioning	10,800.00
<u>FENCES</u>				
0908-043	2183 E. Duff Avenue	Alberto Barojas	Owner	3,000.00

REPAIRS TO CHURCHES

0908-016	819 W. Parlier Avenue	First Baptist Church	Accu-Temp	3,325.00
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ADDITIONS/ALTERATIONS TO COMMERCIAL

0908-004	1147 "G" Street	Kirk Garner	Owner	0.00
0907-034	567 "I" Street	Albert Fujisawa	Owner	47,493.00
0908-019	819 W. Manning Avenue	Larry Shehadey	J Hernandez Fire Equip.	2,500.00
0907-001	1065 W. Manning Avenue	Longs Drug Stores	Fortney & Weygandt Inc.	48,000.00

ALTERATIONS TO MUNICIPAL PROPERTY

0908-015	4557 S. Frankwood Ave.	City of Reedley	Owner	0.00
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SIGNS

0908-007	819 W. Parlier Avenue	First Baptist Church	Owner	3,000.00
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WATER METERS ONLY

0908-018	1009/1011 S. Church Ave.	Salvador Herrera	Owner	0.00
0908-025	1569 S. East Avenue	Quiring Properties	Owner	0.00

TOTAL BUILDING VALUATION FOR THE MONTH OF AUGUST - \$2,070,786.64

<u>PERMITS</u>	<u>NO. ISSUED</u>	<u>TOTAL FEES COLLECTED</u>
Plan Checks	22	\$ 6,718.57
Building	34	20,441.60
Plumbing	19	3,004.20
Electrical	23	2,429.16
Mechanical	25	1,631.15
Water Well	0	0.00
Water Department Charges (meters)	15	5,730.00
Sewer Expansion	0	0.00
Storm Drainage	0	0.00
Engineering Fees	0	0.00
Development Impact Fees	14	228,592.00
General Plan Update Fees	41	1,287.83

REVENUE COLLECTED THIS MONTH

Permit Fees	48	\$ 34,224.68
Water Well	0	0.00
Water Department Charges (meters)	15	5,730.00
Sewer Expansion	0	0.00
Storm Drainage	0	0.00
Engineering Fees	0	0.00
Development Impact Fees	14	228,592.00
General Plan Update Fees	41	1,287.83
Total		\$ 269,834.51

THIS YEAR TO DATE

Permit Fees	308	\$ 189,138.55
Water Well	0	0.00
Water Department Charges (meters)	75	28,450.00
Sewer Expansion	0	0.00
Storm Drainage	0	0.00
Engineering Fees	0	0.00
Development Impact Fees	71	1,293,448.81
General Plan Update Fees	239	6,759.36
Total		\$ 1,517,796.72

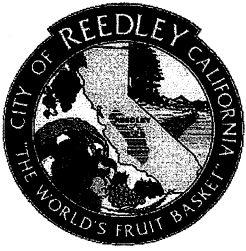
SUMMARY OF 2009 ACTIVITY

New Homes	68	8,494,955.64
Addition to Homes	33	307,761.56
Repairs to Homes	99	438,601.00
New Swimming Pools/Spas	2	47,215.00
New Apartment Buildings	2 (2 bldgs/16 units)	956,071.20
Add/Alterations to Apartments	4	0.00
Repairs to Apartments	7	173,100.00
Fences	1	3,000.00
New Public Buildings	1	0.00
Additions/Alterations to Public Buildings	11	0.00
New Commercial	0	0.00
Add/Alterations to Commercial	27	344,743.00
Repairs to Commercial	8	54,313.00
New Industrial	0	0.00
Add/Alterations to Industrial	2	75,000.00
Repairs to Industrial	0	0.00
Signs	13	58,320.00
Alterations/Repairs to Residential Care Facility	0	0.00
Add/Repairs to Private Schools	0	0.00
Add/Repairs to Churches	3	123,558.40
Add/Alterations to Hospitals	0	0.00
Temporary Office Trailer	0	0.00
Grading	2	0.00
Tank Removal	1	0.00
Temporary Power Pole	7	0.00
Well Abandonment	1	0.00
Connect to City Water & Sewer	2	0.00
Dwellings Moved Out of Town	1	0.00
Demolitions - SFD = 0		Demolitions - Churches - 0
Demolitions - Residential Acc. Bldg. = 2 (1 pool/1 garage)		Demolitions - Commercial = 10
Demolitions - Swimming Pool/Spa = 0		Demolitions - Commercial Acc. = 0
TOTAL VALUE TO DATE		\$11,076,638.80
LAST YEAR TO DATE		\$11,508,301.72
PREVIOUS HIGH YEAR TO DATE (2007)		\$26,620,431.18
PERMITS ISSUED IN AUGUST 2009		48

BUILDING PERMITS OF PREVIOUS YEARS

Month	Year	No. of Permits	Value
8	08	34	\$ 829,011.58
8	07	56	969,717.39
8	06	88	2,556,491.10
8	05	66	3,169,730.40
8	04	57	3,049,487.30
8	03	80	4,592,888.90


 Gary Higginbotham, Interim Building Official



MEMORANDUM

Community Development Department
1733 Ninth Street
Reedley, CA 93654
(559) 637-4200, Ext. 222

DATE: October 1, 2009

TO: Planning Commission

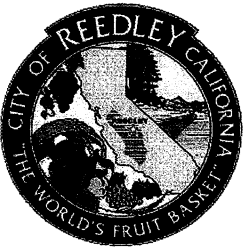
FROM: David Brletic, City Planner

SUBJECT: Mitigated Negative Declaration of Environmental Impacts, Manning-Zumwalt Reorganization, Annexation No. 2008-1, General Plan Amendment/Specific Plan Amendment No. 2008-2, Change of Zone No. 304, Blossom Trail Tentative Subdivision Map Tract No. 5942, and Conditional Use Permit No. 448 & 450, and proposed Development Agreement.

This item is a noticed public hearing for Mitigated Negative Declaration of Environmental Impacts, Manning-Zumwalt Reorganization, Annexation No. 2008-1, General Plan Amendment/Specific Plan Amendment No. 2008-2, Change of Zone No. 304, Blossom Trail Tentative Subdivision Map Tract No. 5942, and Conditional Use Permit No. 448 & 450, and proposed Development Agreement.

Staff will present the proposed project, draft conditions of approval, and draft development agreement. The Planning Commission will open the public hearing and invite comments. Following the public hearing, the Planning Commission will take action and direct staff accordingly.

c: Todd Barsoom, Barsoom Bros. Co., P. O. Box 1116, Reedley, CA 93654
DW Land Development, Inc. P. O. Box 1941, Salinas, CA 93902
Robert L. Borchard, RB Associates, 4850 Morningstar Lane, Mariposa, CA 95338
HMH Engineers, 7888 Wren Avenue, Bldg. B123, Gilroy, CA 95020



MEMORANDUM

Community Development Department
1733 Ninth Street
Reedley, CA 93654
(559) 637-4200, Ext. 222

DATE October 1, 2009

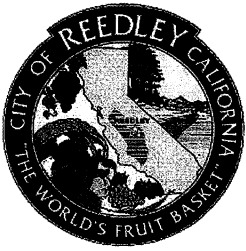
TO: Planning Commission

FROM: David Brletic, City Planner

SUBJECT: Request to Initiate Ordinance Amendment – Provisions for Compact Parking Stalls

Staff has received interest in use of compact parking stalls to satisfy City off-street parking requirements. The Municipal Code does not permit use of compact parking stalls for off-street parking requirements.

Staff is requesting the Planning Commission initiate an ordinance amendment to address compact parking stalls and off-street parking requirements. With Planning Commission direction, staff will come back before the Planning Commission with review of current code requirements and recommendations.



MEMORANDUM

Community Development Department
1733 Ninth Street
Reedley, CA 93654
(559) 637-4200, Ext. 222

DATE October 1, 2009

TO: Planning Commission

FROM: David Brletic, City Planner

SUBJECT: Request to Initiate Ordinance Amendment – Rear Yard Setback

Staff has received interest in modifying the rear yard setback within single-family residential areas.

Staff is requesting the Planning Commission initiate an ordinance amendment to review rear yard setback areas in residential areas. With Planning Commission direction, staff will come back before the Planning Commission with review of current code requirements and recommendations.