

REEDLEY PLANNING COMMISSION MEETING – January 7, 2010

The agenda for the Planning Commission meeting of January 7, 2010 was duly posted in accordance with Government Code Section 54954.2.

The regular meeting of the Reedley Planning Commission was held Thursday, January 7, 2010 in the City of Reedley Council Chambers, 845 “G” Street, Reedley. Chairman Nord called the meeting to order at 5:00 p.m.

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner Nord.

**ROLL CALL**

Commissioners:

Present: Albert Cisneros, Jason Chavez, Howard Barker, George Nord.

Excused Absence: John Clements.

City Staff Present: David Brletic, City Planner; Rob Terry, Assistant Planner; Darlene Mata, Planning Consultant; Bruce Webber, City Engineer; Mike Pardo, Lead Senior Engineering Assistant; and Kay Pierce, City Clerk.

Others Present: Mark Harold, Mark Garza, Jim McGahan, Robert Lempa, Phillip Ybarra, Jaime Mendoza, Rosalio Santos, Barbara Alaimo, Don Grimes, Julia Grimes, Rev. Msgr. John Esquivel, S. Rodriguez, Manuel Madrid, Trish Johnson, Neal Johnson, Ron Zavala, Margaret Zavala, Bryan Awbrey, Martha Lemus, Victor Santos, Jennifer Kaprielian-Santos, Chuck Mariscal and others.

**PUBLIC COMMENT** - None.

**CONSENT AGENDA**

1. MINUTES OF REGULAR MEETING, NOVEMBER 5, 2009.

C. Barker moved, C. Chavez seconded to approve CONSENT AGENDA Item No. 1. Motion carried by the following vote:

AYES: Barker, Chavez, Cisneros, and Nord.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Clements.

2. MINUTES OF REGULAR MEETING, DECEMBER 3, 2009.

C. Cisneros moved, C. Barker seconded, to approve CONSENT AGENDA Item No. 2. Motion carried as follows:

AYES: Cisneros, Barker, Chavez and Nord.  
NOES: None.  
ABSTAIN: None.

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ABSENT: Clements.

3. BUILDING REPORT FOR THE MONTH OF NOVEMBER, 2009.

C. Chavez moved, C. Barker seconded, to approve CONSENT AGENDA Item No. 3. Motion carried as follows:

AYES: Chavez, Barker, Cisneros and Nord.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Clements.

City Clerk Pierce advised that in the future, all items listed under the CONSENT AGENDA can be approved with one vote.

**PUBLIC HEARING**

4. NEW CATHOLIC CHURCH PROJECT

- a. Variance No. 2009-1 (Resolution No. 2010-1)
- b. Conditional Use Permit No. 453 (Resolution No. 2010-2)

Assistant Planner Terry reported that this item is to consider a request by the Roman Catholic Bishop of Fresno for a variance from the building height requirement of the R-1-6 zone district of 35-feet and a variance from the parking requirement to provide compact parking stalls in the rear and front yard setbacks, and also a conditional use permit to construct a new church at 1018 N. Frankwood Avenue, which is APN 363-160-01. The interest in compact parking stalls is becoming more commonplace and is something city staff is receiving more feedback on. Adequate parking is proposed to be developed with each phase of this site; however, the applicant has also brought forth the interest in providing some compact parking stalls. The city currently does not discuss the compact stalls in the municipal code; however, staff does anticipate that a compact parking stall recommendation will be delivered to the Planning Commission and City Council in 2010. Staff is supportive of compact parking stalls.

The other variance request is in regard to building height. The proposed building height is 54-feet. The maximum height in the R-1-6 zone where this development is being proposed is 35-feet because it is a residential zone. The area where the 54 feet will be located is centrally located on the site and does not look overbearing. Other structures within the vicinity are taller than the standard single-family dwellings, meaning they do exceed 35-feet throughout the area even though the area is an R-1-6 zone. The existing general plan designation in zoning is currently medium density residential, R-1-6; the current land use is vacant. Churches are a conditional use in the R-1-6 zone district which is reason the applicant is seeking a conditional use permit as well. The project includes CUP No. 453 for four different phases of construction: Phase 1 is the construction of 11,193 square feet of building space allowing for 795 occupants and 159 parking stalls; Phase 2 is 3,970 square feet allowing for 178 occupants and 36 parking stalls; Phase 3 is 2,754 square feet allowing for an additional 274 occupants and 49 parking stalls; and Phase 4 is 4,367 square feet allowing for an additional 450 occupants and an additional 94 parking stalls for a total of 22,284 square feet of building space, occupancy for 1,670 and 338 parking stalls on-site. Each phase will be required to build the corresponding parking stalls and site improvements.

Assistant Planner Terry advised that the environmental findings were found to require a mitigated negative declaration. Items touching on air quality, energy efficient construction, pedestrian

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enhancing infrastructure, and transportation and traffic were all discussed and all are in the conditions of approval for mitigation measures as noted. The new church will lie between Frankwood Avenue and Del Altair Avenue, north of Manning Avenue.

Staff's recommends that the Planning Commission certify the mitigated negative declaration of environmental impacts and approve Variance No. 2009-1 for a variance from the height requirement of the R-1-6 zone district of 35-feet and a variance from the parking requirement to provide compact stalls by adoption of Resolution No. 2010-1 and approve Conditional Use Permit No. 453 to construct a church at 1018 N. Frankwood Avenue by the adoption of Resolution No. 2010-2.

Chairman Nord opened the public hearing on this item at 5:16 p.m.

Mark Harold, Project Architect, 4720 N. Blythe, Fresno, advised that he has worked with city staff on this project and is available for any questions to help understand the design process and related matters.

Mark Garza, Capital Campaign Chairman for the new church, stated his appreciation of Reedley's staff assistance throughout the process of bringing the project before the Commission and asked for the Commission's support in constructing this new church in the City.

Chuck Mariscal, 15430 E. Parlier, Reedley, stated he is a parishioner of St. Anthony's Church and a retired planner who worked as the Community Development Director for the City of Selma for ten years. He feels the staff report presented to the Commission is pretty complete and does not identify any significant adverse impacts to the community. Staff has done an excellent job of mitigating whatever potential impacts that there might be in terms of traffic and other impacts. The new church has been beautifully designed and will be an asset to the community.

Trish Johnson, 22664 Edgar, Reedley, advised she is also a parishioner of St. Anthony's and was Chairman of the 100<sup>th</sup> anniversary of the current St. Anthony's. She advised that St. Anthony's has a large group of parishioners that require a new church to be built. Mr. and Mrs. Johnson were also part of the design committee and it has been methodically and professionally adapted to the current needs of the parishioners of St. Anthony's. Referring to the residential area of the proposed new church, she feels it will fit in very well with the design. The height factor should not really impinge on any of the current residents because it fits in with the design of St. La Salle School and the coloring and landscaping will be an addition to Frankwood Avenue. She feels that on Sunday when schools are not in session, the traffic will not be a problem. City staff did a good job at mitigating any possible problems and she endorses that the Planning Commission recommend to Council that the parishioners approve the project and hope Council approves the conditional use permit.

Barbara Alaimo, 1551 Sixth Avenue Drive, Kingsburg, advised she is a parishioner of St. Anthony's and a third grade teacher. She believes the new church is needed because every time she and her students go to St. Anthony's for a school event such as Catholic Schools Week, they barely fit in the church and displace many regular parishioners. Once a month, some of the students Ms. Alaimo brought to the meeting go to the church and sing, and on those days the church is very crowded. She would like the additional space to worship and enjoy worship with everyone. One of the students advised that he feels they need a new church because every Sunday they sometimes have to stand up just to hear the sermons. He also wants a new church because it is the second way he has to worship God.

Msgr. Esquivel, current pastor of St. Anthony's, thanked all of City staff for being so cooperative and helpful in getting to this point. He advised there is a great need for the new, larger church. At the anniversary mass alone, there were over 3,000 people in attendance and 2,800 went to communion.

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The current St. Anthony's cannot accommodate this many people week after week, even with eight masses as the church only seats 200 people.

Chairman Nord closed the public hearing at 5:26 p.m.

City Planner Brletic clarified that the conditional use permit application is final at the Planning Commission level, unless appealed. With regard to areas of mitigation, the mitigated negative declaration identified two areas of potentially significant impacts, air quality and traffic. With regard to air quality, the mitigation measures are implementation of Air Pollution Control District standard practices to mitigate any impacts on air quality. They will be mitigated to a level of less than significant. In the areas of traffic, there are potential impacts to Frankwood Avenue at the intersection of Manning Avenue and Del Altair Avenue at the intersection of Manning Avenue. To mitigate to Manning Avenue and Frankwood Avenue, mitigation is achieved through payment of Development Impact Fees for traffic impacts. This is standard. The city does have a Frankwood Avenue Improvement Project that is going to complete the improvements in front of the church site and the entire Frankwood Avenue corridor from Manning Avenue to the northern city limits. On Del Altair Avenue, the impact at the intersection with Manning Avenue necessitates traffic signalization. The project's mitigation contribution will be through a "fair share" to that traffic signal. It is not intended that access be taken to Del Altair with phase one, other than the pedestrian access. When the project does take vehicular access to Del Altair is when the improvements to Manning and Del Altair have to be in place.

Chairman Nord advised that Frankwood and Del Altair are close together and asked if that is of any concern to staff? City Planner Brletic advised it does concern staff, but this is talking about traffic control, not necessarily a traffic signal. The city is not committed to a traffic signal. With respect to the project, the project itself does not cause all of the impact to Manning and Del Altair. There is an existing condition today and this project will only have a minor additional contribution towards that and that is the project's responsibility. The traffic analysis looks at the peak hour for the whole community which is typically mornings from 7 a.m. to 8 a.m. and evenings from 5 p.m. to 6 p.m. The church does not have the same peak-hour pattern. Their peak hours will be on Sundays.

City Engineer Webber agreed that Frankwood and Del Altair are close to each other and at some point the city will need to decide what traffic control is needed, whether it is stop signs or a traffic signal. If it is a traffic signal, and it is time for the city because Reedley is getting big enough, one of the things that staff will have to include along that corridor is a signal interconnect system where all signals in the city of Reedley can be tied together so that staff can time them to keep queues moving down Manning Avenue. The purpose of traffic coordination signalization like this is to stop the traffic and build up a queue. Once that queue is built up, that queue should be able to proceed through the entire length of that segment of road without having to come to a stop. The city has a recent CMAQ project that was just awarded and will take place in three or four years, and this will be the beginning of a signal interconnect system down "I" Street and will also include the central computer system at city hall. That computer system will eventually be able to control every signal in the city from the one terminal. This will be a wired system.

C. Chavez moved, C. Cisneros seconded, whereas the Planning Commission makes the required findings and certifies the Mitigated Negative Declaration of environmental impacts and approves Variance No. 2009-1 for a variance from the building height requirement of the R-1-6 Zone District of 35 feet and a variance from the parking requirement to provide compact parking stalls in conjunction with Conditional Use Permit No. 453 to construct a new church at 1018 N. Frankwood Avenue, APN 363-160-01 by the adoption of Resolution No. 2010-1. Motion carried as follows:

AYES: Chavez, Cisneros, Barker and Nord.

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NOES: None.  
ABSTAIN: None.  
ABSENT: Clements.

C. Cisneros moved, C. Barker seconded, whereas the Planning Commission makes the required findings and approves Conditional Use Permit No. 453 in conjunction with Variance No. 2009-1 to construct a church at 1018 N. Frankwood Avenue, APN 363-160-01, by the adoption of Resolution No. 2010-2. Motion carried as follows:

AYES: Cisneros, Barker, Chavez and Nord.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Clements.

5. SPORTS PARK WATER TOWER

a. Conditional Use Permit No. 454 (Resolution No. 2010-3)

Planning Consultant Mata advised this proposed project is a conditional use permit to construct a water tower on the current sports park property to the south. The tower will be anchoring a future clover of four (4) baseball fields. The staff report stated that the height would be 162-feet; however, the actual height of the tower will be 210.5 feet tall. (This correction will also be noted in the Resolution No. 2010-3.) The error was with the difference in the water level. There is no significant impact as a result of the increased height due to the location in the center of the sports park. It is adjacent to future industrial areas and there would be no impact to adjacent property owners as a result of this additional height. The area is zoned Resource Conservation and Open Space and any development of this sort does require a conditional use permit which is required to be approved by the Planning Commission. Staff is supportive of this project. The water tower will be used for more than just water storage. It is being designed so it will house the concession stands, some storage facilities and potentially the electrical equipment for the lights and will be used to facilitate the future development of the sports park.

Chairman Nord opened the public hearing at 5:40 p.m.

Jennifer Kaprielian-Santos, 19866 E. Parlier, Reedley, advised that she has concern with a future water tower to be placed at Buttonwillow and Parlier Avenues. She attended a former meeting at the community center where it was discussed that once the sports park water tower was erected, possibly three months later the water tower at Buttonwillow and Parlier would be built. Ms. Santos lives across the street from the future Parlier water tower site and asked if this water tower will be built?

Planning Consultant Mata advised there is a proposal to construct another water tower at Parlier and Buttonwillow Avenues. That project is currently in the environmental review process. Because it is directly adjacent to some residential units, staff determined that an environmental impact report was required in order to assess the impact to those property owners. The process is currently in the notice of preparation stage, which is an initial stage of the environmental process where notices have been sent out where staff is asking for those initial comments to the proposed project. To date, only a couple letters have been received from agencies, but not from property owners. The environmental review process will take another three to four months and then be brought before the Planning Commission for a decision for another conditional use permit. The notifications are mailed to property owners within 300 feet of the exterior property line of the property on which the project is proposed. If the commenter would like to receive a notice or would like to come to city hall to discuss the project or see the document that has been prepared, she is welcome to come to city hall and see that document

and also ask that she be added to the mailing list for any future notices. The proposed water tower will be similar in height to that at the sports park.

City Engineer Webber advised that all future water towers will be at the same hydraulic grading or high water level. As far as timing, the city does not have construction funding for the Parlier Avenue/Buttonwillow Avenue water tower. Staff is still looking for construction funding. With regard to the water tower at the sports park, construction funding is available and in place in the form of a grant from the EDA. It is unknown at this time when funding will be available for a second water tower, although staff is going through the entire process in order to be prepared when the funding does become available. The cost to build this water tower will be approximately \$9 million. Full construction funding would be needed before this water tower can be built. Alternate locations for water towers will be addressed in the EIR. The college has agreed to have a water tower on their property in the future. The city needs 4.5 million gallons total to cover fire flow and the city's needs for storage. Eventually, there will be one or two additional water towers designed for the city. Most cities are going to water towers for a variety of reasons. One aspect would be maintaining enough reserve for fire flow in case of an emergency where there is a regional power outage. These water towers will provide pressures to the system without having physical pumps going on and will give the city a reserve reservoir of water for a specific period of time. Another aspect is for water pressure to help produce better water pressure in the city. In the northern part of Reedley, there have been concerns from residents regarding low water pressure. There is also the component that has to do with homeland security. In case there is a terrorist attack, the city will have a water system that is protected and can be utilized and used in those emergency situations.

Victor Santos, 19866 E. Parlier, Reedley, advised he has not received any notice on the future water tower proposed for Buttonwillow and Parlier Avenues. He assumed that if the city had the money, they would build this water tower very soon. City Engineer Webber advised the water tower could only be built after the environmental process was completed and any mitigated measures were incorporated.

City Planner Brletic reminded the Commission that the application before the Commission this evening is for the water tower at the sports park. Action taken this evening will not have any impact on a potential water tower at Buttonwillow and Parlier. A notice of preparation will be sent out to any property owners within 300 feet of the site. The next step will then be preparation of a draft EIR that will be available for comment for 45 days. There are several steps for public input opportunity.

Chairman Nord closed the public hearing at 6:00 p.m.

C. Barker moved, C. Chavez seconded, whereas the Planning Commission makes the required findings and certifies the Negative Declaration of environmental impacts and approves Conditional Use Permit No. 454 for construction of a 210.5-foot high water tower at the Sports Park located at 2453 E. Dinuba Avenue, APN 370-240-27, by the adoption of Resolution No. 2010-3. Motion carried as follows:

AYES:	Barker, Chavez, Cisneros and Nord.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Clements.

6. KINGSWOOD PARKWAY REFORESTATION (*This item was removed from the AGENDA.*)

**NEW BUSINESS**

- 7. EXTENSION OF TIME – MOOREA ESTATES TENTATIVE SUBDIVISION MAP, TRACT NO. 5399 AND CONDITIONAL USE PERMIT NO. 434 (Resolution No. 2010-5)

City Planner Brletic advised this is a request from Patrick Lynch for a two-year extension of time on the approval of Moorea Estates Tentative Tract Map No. 5399 for a 46-lot subdivision and Conditional Use Permit No. 434 for a planned unit development for single-family residential development purposes on property located on the west side of Frankwood Avenue between Shoemake Avenue and Olson Avenue. The approvals are set to expire on February 22, 1010. The applicant submitted the two-year extension request prior to the expiration. Staff recommends approval of this extension request. There have been no changes to the project or the surrounding area.

C. Cisneros moved, C. Chavez seconded, whereas the Planning Commission makes the required findings and approves a two-year extension of time on the approval of Moorea Estates Tentative Subdivision Map Tract No. 5399 for a 46-lot subdivision and Conditional Use Permit No. 434 for a planned unit development on property located on the west side of Frankwood Avenue between Shoemake Avenue and Olson Avenue by the adoption of Resolution No. 2010-5. Motion carried as follows:

- AYES: Cisneros, Chavez, Barker and Nord.
- NOES: None.
- ABSTAIN: None.
- ABSENT: Clements.

**COMMUNICATIONS AND STAFF REPORTS**

- 8. 2010 PLANNERS INSTITUTE AND MINI EXPO

City Planner Brletic advised the Planner’s Institute is scheduled for March 24 through March 26, Wednesday through Friday, in Monterey. Funds have been budgeted for one Commissioner and one staff person. A decision on which Commissioner will attend should be relayed to Chairman Nord by February 4, so all arrangements can be made. City Planner Brletic advised that staff would like to have a rotation of Commissioners each year so that everyone can attend at least once.

**ADJOURNMENT**

Chairman Nord adjourned the meeting at 6:09 p.m.

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George Nord, Chairman  
Reedley Planning Commission

ATTEST:

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David Brletic, Secretary