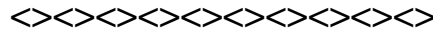


**AVENAL PLANNING COMMISSION MEETING
AVENAL THEATER: 233 E. KINGS STREET**

**Monday, February 5, 2018
6:00 P.M.**



MINUTES

1. CALL TO ORDER:

Vice-Chairman Elliott opened the regular Planning Commission Meeting at 6:00 p.m. Elliott asked for a moment of silence and read a short remembrance from the Avenal Chimes for long time Commissioner Michael Beil, who passed away one month prior.

Commissioners Present: Elliott, Tillotson, Hernandez, Solorio

Commissioners Absent:

Staff Present: López, Ortiz, Santillan

2. APPROVAL OF MINUTES: November 6, 2017 **6:01 p.m.**

- i. November 6, 2017 Minutes motion to approve by Commissioner Tillotson, second by Commissioner Solorio. Motion carried by all.

3. PUBLIC COMMENT/ ANNOUNCEMENTS/ UNSCHEDULED APPEARANCES: 6:03 p.m.

- i. Donna Curty, resident, asked the commission regarding landscaping on Skyline/269 road. Mentioned details about a sign for entrance to the City, Donna has already put an order with Avenal State Prison. Fernando will check in with City Staff about the order.
- ii. Public Comment closed at 6:04 p.m.

4. PUBLIC HEARING **6:05 p.m. – 6:33 p.m.**

A. Public hearing to consider General Plan Enhancement Initial Study and Draft Mitigated Negative Declaration.

- i. Staff Report
 - a. Santillan read statement, updated on finals steps for adoption of the General Plan. Placeworks has been lead consultant for the General Plan. Santillan explained CEQA requirements and that the IS/MND review period ends Feb 21st. This meeting is for any comments. No steps will be taken until 30 days are complete. Just to have public review and comment. Nothing notable came from study, due to no extensive changes at this time in City's General Plan.
- ii. Public Hearing
 - a. Presentation from Joana of Placeworks. Explained finals steps of review period, to fulfill CEQA guidelines.
 - b. Joana explained the Active Transportation and Safe Routes to Schools Plan, Economic Development Plan, and Water Management Plans that have already been adopted.
 - c. Joana worked with Staff to clear up confusion in the Zoning Code.
 - 1) More renewable energy guidelines, and new standards for landscaping and street tree standards.

- 2) Clarification concerning animal keeping.
- 3) Explanation about residential parking on the street.
- 4) Property standards for residential homes.
- 5) No major changes to land use map, hence Initial Study not very extensive.
- d. City Attorney, Moses, brought up parcel owned by Jesse Rodriguez, Santillan explained that General Plan addresses that prior conflict and places parcel in compliance.
- e. Public hearing closed at 6:21
- iii. Discussion/Action
 - a. Solorio, liked clarification on animal keeping, particularly hens/chickens.
 - b. Elliott, brought up chickens, and trailers parked on public streets.
 - 1) Moses mentioned safety concern for trailers parked at street corners.
 - 2) An issue Elliott would like to address more strongly.

5. **NEW BUSINESS:**

6:34 p.m.

A. Reorganization of officer positions

- i. Tabled to March 5th meeting

B. Consider date to hold special meeting of the Avenal Planning Commission to consider General Plan 2035 and Changes to Zoning Ordinance

- i. Santillan explained requirement to hold public hearing for Zoning Ordinance and General Plan adoption. Planning Commission could review both at next regularly scheduled Planning Commission meeting on March 5th, 2018.

6. **OLD BUSINESS:**

6:38 p.m.

- i. None.

7. **ECONOMIC DEVELOPMENT OVERSIGHT COMMITTEE COMMENTS**

6:39 p.m.

- A. Economic Development / Community Development Activity Update from Mr. Santillan.
 - i. Fernando has returned from work after paternity leave. Explained much interest from outside developers for prime commercial real estate in Avenal. Hope for more development in coming months.

7. **COMMENTS**

6:40 p.m.

A. Planning Commissioners Comment:

- i. None.

8. **ADJOURNMENT**

There being no further business the meeting was adjourned at 6:41 p.m.

Respectfully Submitted,

Fernando Santillan, Secretary