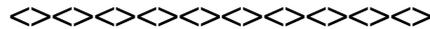


**AVENAL PLANNING COMMISSION MEETING
AVENAL THEATER: 233 E. KINGS STREET**

**Monday, March 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.

Commissioners Present: Elliott, Tillotson, Hernandez, Solorio

Commissioners Absent:

Staff Present: López, Ortiz, Santillan

2. APPROVAL OF MINUTES: February 5, 2018 **6:01 p.m.**

- i. February 5, 2018 Minutes motion to approve by Commissioner Solorio, second by Commissioner Tillotson. Motion carried by all.

3. SWEARING-IN OF NEW COMMISSIONER:

- A. Santillan explained appointment of Jenny Torres who withdrew her intent to join the Planning Commission the Friday prior to the meeting. Staff will ask Councilmember Gravel for guidance to fill vacancy.

4. PUBLIC COMMENT/ ANNOUNCEMENTS/ UNSCHEDULED APPEARANCES: **6:02 p.m.**

- A. None

5. PUBLIC HEARING **6:02 p.m. – 6:28 p.m.**

A. Public hearing to consider recommending to the Avenal City Council Adoption of the Avenal General Plan Enhancement Initial Study / Negative Mitigated Declaration and Adoption of the Avenal General Plan Enhancement (Avenal General Plan 2035)

- i. Staff Report
 - a. Santillan started with memo, concerning letter from the California Department of Fish and Wildlife (CDFW). Their letter expressed concerns that not enough mitigation measures for protected species, by not mentioning all protected species in Avenal's sphere-of-influence (SOP). The letter stipulates measures to address protection during development activities for the General Plan Update. Santillan expressed importance of covering all basis in terms of development for the City as the General Plan covers up to 2035, also noting that measures are already being followed, so the CDFW's comments are nothing out of the ordinary. Only means postponement for adoption of General Plan to integrate the recommended measure, and also the need to continue Public Hearings, so staff does not need to notice the new hearings again.
 - b. Santillan read his Staff Report, explaining what a General Plan is, and what is covered in the 2035 update. Focused on sustainability for water and transportation, to help the standard of living for Avenal. Clarification about solar, and other changes to coincide

with state law with recent amendment. All changed required by state law, and standard practices with suitability, solar, and electric vehicle charging stations. Cleaned up language on confusing sections. Biggest change is in land use map, NW portion of Avenal, changed to help development. No density changes, better layout and mix, medium, low, and high density. Changes for parcel on 36th Avenue, for an auto body shop, made to light industrial zoning.

- ii. Public Hearing opened at 6:10 and Closed due to no public.
- iii. Discussion/Action: 6:10-6:14
 - a. Elliott, asked for clarification about Staff Report's cardinal designations.
 - b. Vice-Chair Elliott motioned to continued Public Hearing to next meeting, and a consensus was reached for a Special Meeting to be on March 19th, 2018.

B. Public hearing to consider changes to the Avenal Zoning Ordinance in accordance with Avenal General Plan 2035

- i. Staff Report
 - a. Fernando delivered Staff Report. Changes were mostly language and clarification to help enforcement of ordinances; e.g. solar, mobile vendors, and fences. Also of importance, defined durable materials for canopies and carports. For canopies, requires more durable materials, and for paving driveway, defined, granite, paving tiles, stones, concrete or asphalt. Made illegal for non-commercial vehicles longer than 20 feet, to be parked overnight, between 8pm-8am. Lastly, ordinances concerning electric vehicle charging facilities and information on the number of pets allowed was made consistent among all the residential zones.
- ii. Public Hearing opened at 6:28 and closed due to no public.
- iii. Discussion/Action.
 - a. Elliott, will like better enforcement of trailers on public streets, an issue she will bring up after the General Plan is adopted.
 - b. Vice-Chair Elliott again motioned to continue Public Hearing to next scheduled Special Meeting on March 19th, 2018.

6. NEW BUSINESS: 6:28 p.m.

A. None

7. OLD BUSINESS: 6:28 p.m.

A. Reorganization of officer positions 6:28pm.

- i. Nominations
 - a. Elliot made a slate nomination of Jeanie Tillotson for Chair, and Pablo Hernandez as Vice-Chair. No objections to slate nomination.
- ii. Voting
 - a. Solorio motioned and Elliott second. New roles to take effect at next Planning Commission meeting.

8. ECONOMIC DEVELOPMENT OVERSIGHT COMMITTEE COMMENTS 6:30 p.m.

A. Economic Development / Community Development Activity Update from Mr. Santillan.

- 1. Department working on requirements for water transmission line, and recreational gym, which requires an initial study as well. Staff is hoping by Spring time to get gym study done, and go out for construction bid in the Summer.

2. Staff attended an Urban Greening Workshop the previous Friday, in hopes to find funding to create a bike trail to the Sports Complex. Still in the planning stages, the trail will probably consist of 1 mile, asking for 1.6 million, with the application due in one month. Staff currently working on understanding all the easements the City has and any more it would need to acquire.
3. Arroyo del Camino Phase II, moving forward. Plans for more single-family homes from Panda Koala (Cielito Lindo) with six permits issued and six homes sold this year.
4. López talked about collaboration the City and Avenal Historical Society entered into to apply to the 2018 ReLeaf grant. Explained the grant would fund for new trees across Avenal.

9. COMMENTS

6:41 p.m.

A. Planning Commissioners Comment:

- i. Donna congratulated the Planning Commission's new officers.

ADJOURNMENT

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

Respectfully Submitted,

Fernando Santillan, Secretary