



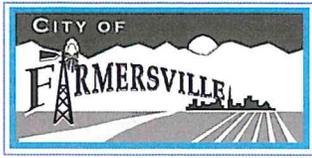
City of Farmersville
Planning Commission Agenda
Wednesday July 20, 2016 - 6:00 PM
City Hall Council Chambers

1. 6:00 P.M. July 20, 2016 Agenda And Packet
Planning Commission Meeting Agenda and Packet

Documents:

[JULY 20, 2016 PC AGENDA AND PACKET.PDF](#)

909 W. Visalia Road
Farmersville, CA 93223
www.cityoffarmersville-ca.gov



City of Farmersville
Planning Commission Agenda
July 20, 2016 • 6:00 p.m.

1. Call to Order. *The Chairperson calls the meeting to order*
2. Roll Call: *The Chairperson asks for roll call.*
Becerra: ___ Casas: ___ Lopez: ___ Lamas: ___ Luna: ___
3. Pledge of Allegiance. *The Chairperson leads the Pledge of Allegiance.*
4. Selection of new Chairperson and Vice Chairperson. *The acting Chairperson will conduct selection of a new Chairperson and Vice Chairperson.*
5. Approval of Minutes: June 15, 2016. *The Chairperson asks for a motion to approve the minutes, as well as a second.*
Motion: ___ Second: ___ All in Favor: ___ All Against: ___
6. Public Comments. *The Chairperson should ask for any public comments (that are not related to items listed on the agenda).*

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairperson and not to individual Commissioners or staff.

7. Public Hearings
 - A. Conditional Use Permit 2016-02 (Joshi). A request for a Conditional Use Permit to sell beer and wine for off-site consumption from an existing vacant convenience store and gas station that is proposed to reopen at 138 W. Visalia Road (Resolution 2016-06).
 1. *The Chairperson asks for a presentation from staff.*
 2. *The Chairperson asks for comments/questions from Commissioners*
 3. *The Chairperson opens the hearing for comments/input from the public.*
 4. *The Chairperson closes the public hearing and asks for any final questions or comments from the Commission.*
 5. *The Chairperson asks for a motion and a second to adopt the Resolution*

Becerra: ___ Casas: ___ Lopez: ___ Lamas: ___ Luna: ___

- B. **Conditional Use Permit 2016-03 (Mendez/Zamora)**. A request for a Conditional Use Permit to sell beer and wine for onsite consumption at an existing restaurant located at 447 N. Farmersville Blvd. (Resolution 2016-07).
1. *The Chairperson asks for a presentation from staff.*
 2. *The Chairperson asks for comments/questions from Commissioners*
 3. *The Chairperson opens the hearing for comments/input from the public.*
 4. *The Chairperson closes the public hearing and asks for any final questions or comments from the Commission.*
 5. *The Chairperson asks for a motion and a second to adopt the Resolution*

Becerra: ___ Casas: ___ Lopez: ___ Lamas: ___ Luna: ___

9. **Director's Comments, Commissioner Comments**. *The Chairperson asks for a report from the Director; Following that, the Chairperson asks for any comments from the Commission.*
10. **Adjournment**. *The Chairperson asks for a motion to adjourn the meeting and then a second.*

Next Planning Commission Meeting: Tentatively scheduled for August 17, 2016.

Next Resolution number: 2016-08.

City of Farmersville
Planning Commission Minutes
June 15, 2016

1. Swearing in of New Commissioner: City Manager John Jansons swore in Candelario Becerra as a new member of the Commission.
2. Call to Order. Acting Chairperson Lopez called the meeting to order at 6:12 pm.
3. Roll Call: Present: Becerra, Luna, Lopez; Absent: Casas, Llamas.
4. Pledge of Allegiance. Acting Chairperson Lopez led the Pledge of Allegiance.
5. Selection of new Chairperson and Vice Chairperson. Since two members were absent, the Commission continued this item to the next meeting.
6. Approval of Minutes: A motion was made by Commissioner Luna and second by Commissioner Becerra to adopt the minutes of April 20, 2016. The motion carried.
7. Public Comments.

City Manager Jansons updated the Commission on several projects and issues, including the roundabouts at Farmersville Boulevard/Noble Avenue, improvements at the Sports Park, Visalia Road widening project and adoption of the City's budget. There was also discussion about the City's water conservation efforts in light of the ongoing drought. Discussion on all these topics followed.

8. Public Hearings
 - A. Zoning Ordinance Amendment 2016-02 (City of Farmersville). A request to amend the Zoning Ordinance to implement action plans of the 2016 Farmersville Housing Element.

Karl Schoettler gave the staff report and noted that the three amendments to the Zoning Ordinance are the result of action plans of the recently-adopted Farmersville Housing Element. These include adding "Transitional Housing" and "Supportive Housing" as permitted uses in the R-1 zone, and amending the RM-2.5 zone to have a minimum density standard of 20 unit per acre. Discussion ensued.

A motion was made by Commissioner Becerra, second by Commissioner Luna to adopt Resolution 2016-05, recommending approval of Zoning Ordinance Amendment 2016-02.

AYES: Becerra, Luna, Lopez
NOES: None
ABSTAIN: None
ABSENT: Casas, Llamas

9. Director's Comments, Commissioner Comments.

Mr. Schoettler updated the Commission on several items, including the Rite Aid project, the cell tower at 586 S. Farmersville Boulevard, and the downtown drive thru zoning amendment. The City Council has continued its hearing on the drive thru issue to notify residential neighbors of the downtown area.

Mr. Schoettler also noted there will be a public hearing at the July Planning Commission meeting for a Conditional Use Permit to sell beer and wine at the former El Sol convenience market on the northwest corner of Visalia Road and Farmersville Boulevard.

10. Adjournment. A motion was made by Luna and second by Commissioner Becerra to adjourn the meeting at 6:45 pm. The motion carried.

FARMERSVILLE PLANNING COMMISSION

STAFF REPORT

Date: July 20, 2016
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Selection of Chairperson and Vice Chairperson

Discussion

As previously noted, the Planning Commission needs to select a new Chairperson and also a Vice-Chairperson. Currently Vice Chairperson Lopez serves as the Acting Chairperson of the Commission, as the previous Chairperson (Matt Sisk) resigned from the Commission several months ago.

The process of selection of Chairperson and Vice-Chairperson is very simple. A member of the Commission nominates someone for the particular position. The Planner then asks for Commissioners to vote on the nomination. If a nominee is not approved, another nomination must be sought. Once a Chairperson is selected then the same voting process is used to select a Vice Chairperson.

As Commissioners know, the Chairperson runs the Planning Commission meetings, including asking for staff reports, asking for public comments and calling for votes on projects, among other duties. The Vice Chairperson would run meetings in the event that the Chairperson is absent.

FARMERSVILLE PLANNING COMMISSION

STAFF REPORT

Date: July 20, 2016
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Conditional Use Permit 2016-02 (Joshi (138 W. Visalia Road))

Summary/Recommendation

The request is to allow the sales of beer and wine for off-site consumption from an existing vacant convenience store and gas station that is proposed to reopen, located at 138 W. Visalia Road. It is recommended the Planning Commission consider the staff report and any public testimony offered, and approve the application by adopting Resolution 2016-06.

Discussion/Analysis

The applicant is seeking approval for a Type 20 alcoholic beverage license to sell beer and wine for “off site” consumption, from an existing vacant convenience store and gas station that is proposed to reopen, located on the northwest corner of Farmersville Blvd. and Visalia Road (see Map 1 and aerial photo (Exhibit 1)).

Licenses for the sales of alcoholic beverages are regulated by the State of California, Department of Alcoholic Beverage Control (ABC). However, the Farmersville Zoning Ordinance establishes that businesses selling alcohol must first obtain a Conditional Use Permit (CUP) from the City.

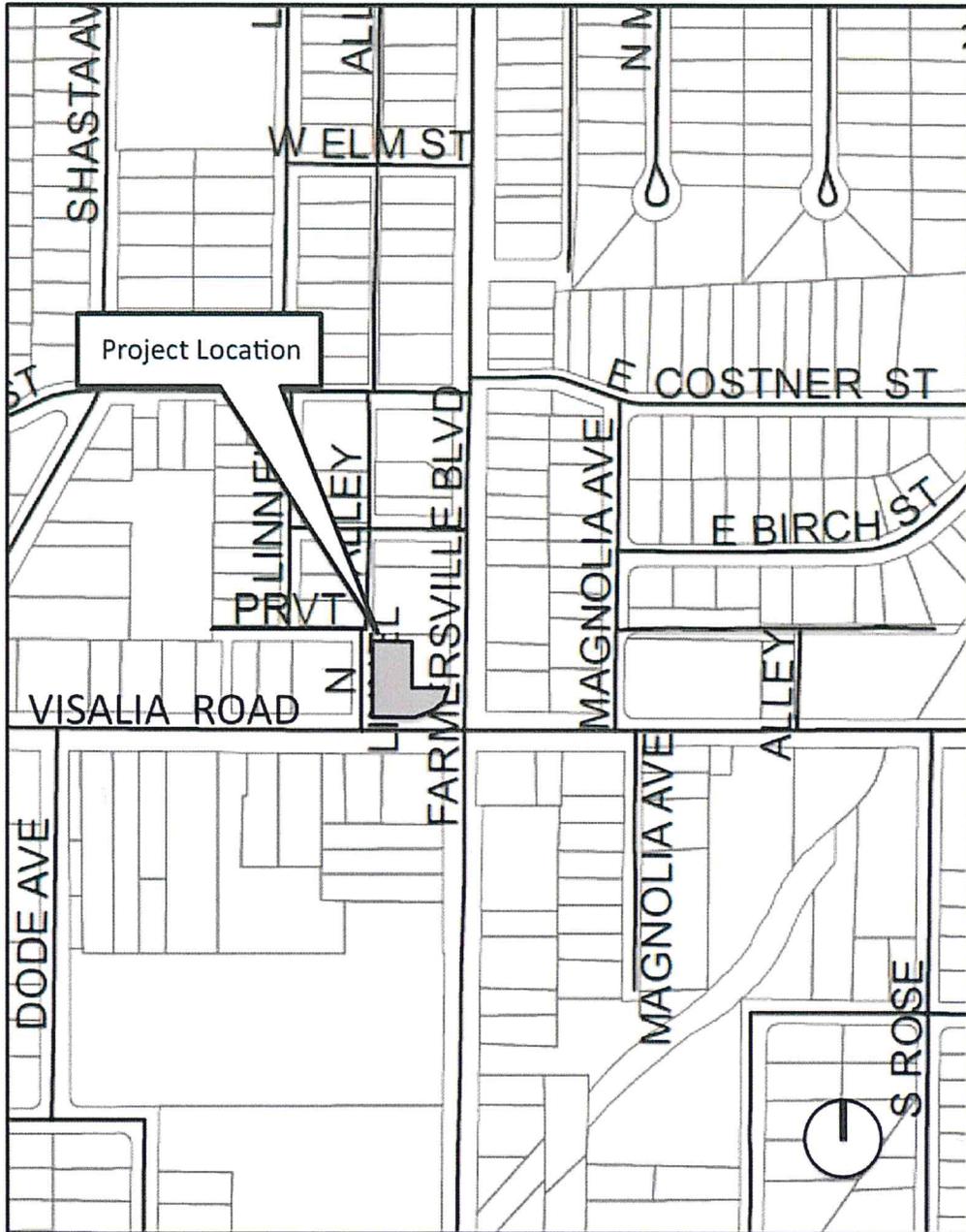
The site is zoned CG (General Commercial) and businesses that sell alcoholic beverages are permitted in this zone, subject to first obtaining a Conditional Use Permit. The site has been developed with a convenience store and gas station since the 1970's. The most recent business ceased operations nearly a year ago.

Information supplied by the applicant states that the existing store contains approximately 2,580 square feet. Paved parking is provided in the front of the building with approximately 7 spaces available. There is a gasoline pump island situated toward Visalia Road with two pumps.

Other improvements include outdoor lighting, a trash dumpster enclosure, and minimal landscaping.

The applicant plans for the market to be open seven days per week from 5:00 am to 11:00 pm, typically with two employees on duty at any given time.

Report to Farmersville Planning Commission (7/20/2016)
Conditional Use Permit 2016-02 (Joshi)



Site Location
Conditional Use Permit 2016-02
(Joshi)

Map 1

Exhibit 1: Aerial Photo of Site



In considering a C.U.P. for a Type 20 license, the Commission needs to determine if the permit is warranted by “public convenience and necessity”. In doing so, it is important to consider input from ABC, as well as the local police department, neighborhood compatibility, and input from any concerned neighbors.

ABC regulates licenses by Census Tract. There are three census tracts that cover Farmersville City limits. The subject site is located with Tract 16.01 – which covers most of the City. Currently ABC considers Tract 16.01 to be “oversaturated” with alcoholic beverage licenses. There are presently seven existing licenses in Tract 16.01. According to ABC’s standards, the tract is allowed up to five licenses before it is considered oversaturated. However ABC only uses this standard as a guideline and does not deny licenses based solely on oversaturation. Staff at ABC indicated there is no information or circumstances they are aware of presently that would cause them to reject this request.

Report to Farmersville Planning Commission (7/20/2016)
Conditional Use Permit 2016-02 (Joshi)

Input from the Farmersville Police Department was also solicited for this proposal. The department voiced no concerns over this request and noted site has not caused them any unusual policing problems in the past.

The Commission will also want to consider any input from the general public regarding this proposal. Because this application is a “public hearing” the City has mailed notification of the hearing to all property owners within 300 feet of the site. As of the date of preparation of this report, no phone calls or inquiries had been received from property owners.

In terms of neighborhood compatibility, the site is located within a commercial area at the intersection of Farmersville Boulevard and Visalia Road and has been developed as a convenience store and gas station for many years. There are two other similar businesses at the same intersection. The closest residential area is to the northwest and it is not contiguous to the site.

In terms of other issues, the site is fully developed but the landscaping needs to be improved. The attached resolution includes a condition requiring the applicant to restore/replace existing shrubs and trees as needed. In addition the parking spaces in the parking lot need to be repainted. This is also addressed in the resolution.

With the conditions of approval provided in the attached resolution, it is recommended that the Planning Commission approve this request.

Report to Farmersville Planning Commission (7/20/2016)
Conditional Use Permit 2016-02 (Joshi)

BACKGROUND

Applicant: Parshotam L. Joshi
4625 W. Redding Ave.
Visalia, CA 93277

Owner: Brar Holdings, Inc.
PO Box 207
Madera, CA 93689

Location: The subject site is located on the northwest corner of Farmersville Boulevard and Visalia Road. The Assessor Parcel Number is 128-073-016.

Request: The applicant is requesting approval for a Conditional Use Permit for a Type 20 license to sell beer and wine from an existing vacant convenience market that will be re-opening.

Site/Land

Use: The site is developed with a convenience market and gas station.

Surrounding land uses are as follows:

North: Public parking lot
South: Convenience store and gas station
East: Convenience store and gas station
West: Tire shop

Zone: The site is currently zoned C-G (General Commercial). This zone permits a wide variety of retail commercial uses, offices, restaurants and similar uses.

Surrounding zone classifications are as follows:

North: CC (Central Commercial)
South: CG (General Commercial)
West: CG (General Commercial)
East: CG (General Commercial)

General Plan: The site is designated "General Commercial" by the Land Use Element of the 2025 Farmersville General Plan.

Report to Farmersville Planning Commission (7/20/2016)
Conditional Use Permit 2016-02 (Joshi)

- Access:** Access to the site is provided by Farmersville Boulevard, Visalia Road and 1st Street. Both Farmersville Boulevard and Visalia Road are classified as Arterial streets and feature two lanes in each direction, along with curbs, gutters and sidewalks. The intersection of Farmersville Blvd and Visalia Road is controlled with a traffic signal.
- 1st Street is a short local street on the west side of the site featuring one travel lane and one parking lane in each direction, along with curbs gutters and sidewalks. The intersection of 1st Street and Visalia Road is controlled with a stop sign for southbound traffic on 1st Street.
- Infrast.:** The site is currently served with City water, sewer and storm drainage lines.
- Services:** Police and fire protection are provided by the City of Farmersville.
- Environmental:** The project is considered to be exempt from review under the California Environmental Quality Act (CEQA).

RESOLUTION 2016-06

**BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE
COUNTY OF TULARE, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE APPROVING CONDITIONAL USE PERMIT 2016-02 (JOSHI)**

WHEREAS, a Conditional Use Permit was requested by Parshotam L. Joshi, 4625 W. Redding Avenue, Visalia, CA 93277 for the sale of beer and wine for off-site consumption from an existing vacant convenience market and gas station that is proposed to reopen, located on the northwest corner of Farmersville Boulevard and Visalia Road (138 W. Visalia Road). The Assessor Parcel Number is 128-073-016, and

WHEREAS, property owners within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, it has been determined that the project is categorically exempt from review under the California Environmental Quality Act, and

WHEREAS, the Planning Commission held a public hearing on this Conditional Use Permit and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this request:

1. The project is consistent with the Farmersville General Plan, Land Use Element and zoning of the site.
2. The project will not have a significant impact on the environment and is categorically exempt under the California Environmental Quality Act (Section 15301(a) (re-use of existing buildings).
3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.
4. The project will fulfill the need of public necessity and convenience.

NOW, THEREFORE BE IT RESOLVED THAT Conditional Use Permit 2016-02 is approved subject to the following conditions:

1. The applicant shall re-establish landscaping and repair landscape irrigation at the site. Landscaping shall be installed within six months of approval of this Conditional Use Permit, not later than January 20, 2017.
2. Parking spaces shall be repainted prior to approval of the business license for the site.
3. All signage shall be consistent with standards of the Farmersville sign ordinance.
4. The site shall be well-maintained in a debris and weed-free manner. Any trash shall be removed from the parking lot and grounds on a daily basis.
5. Any outdoor storage of equipment and materials shall be screened from view from the public right-of-way by solid fencing.
6. The applicant shall obtain a permit for the sales of motor fuel and the preparation and serving of food from the Tulare County Environmental Health Department, prior to operation.
7. The business shall comply with all conditions of approval established by the State of California, Department of Alcoholic Beverage Control.
8. Any change in the type of ABC license (from Type 20) shall require an amendment to the Conditional Use Permit, including a new public hearing.

Farmersville Planning Commission
Resolution 2016-06 (Joshi)

The foregoing resolution was adopted upon a motion of Commissioner _____,
second by Commissioner _____, at a regular meeting of the Farmersville
Planning Commission on the 20th of July, 2016, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

FARMERSVILLE PLANNING COMMISSION

STAFF REPORT

Date: July 20, 2016
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Conditional Use Permit 2016-03 (Mendez/Zamora) at 447 N. Farmersville Boulevard

Recommendation

The request is for a Conditional Use Permit to allow the sales of beer and wine for on-site consumption at an existing restaurant located at 447 N. Farmersville Boulevard. It is recommended the Planning Commission consider the staff report and any public testimony offered, and approve the application by adopting Resolution 2016-07.

Discussion

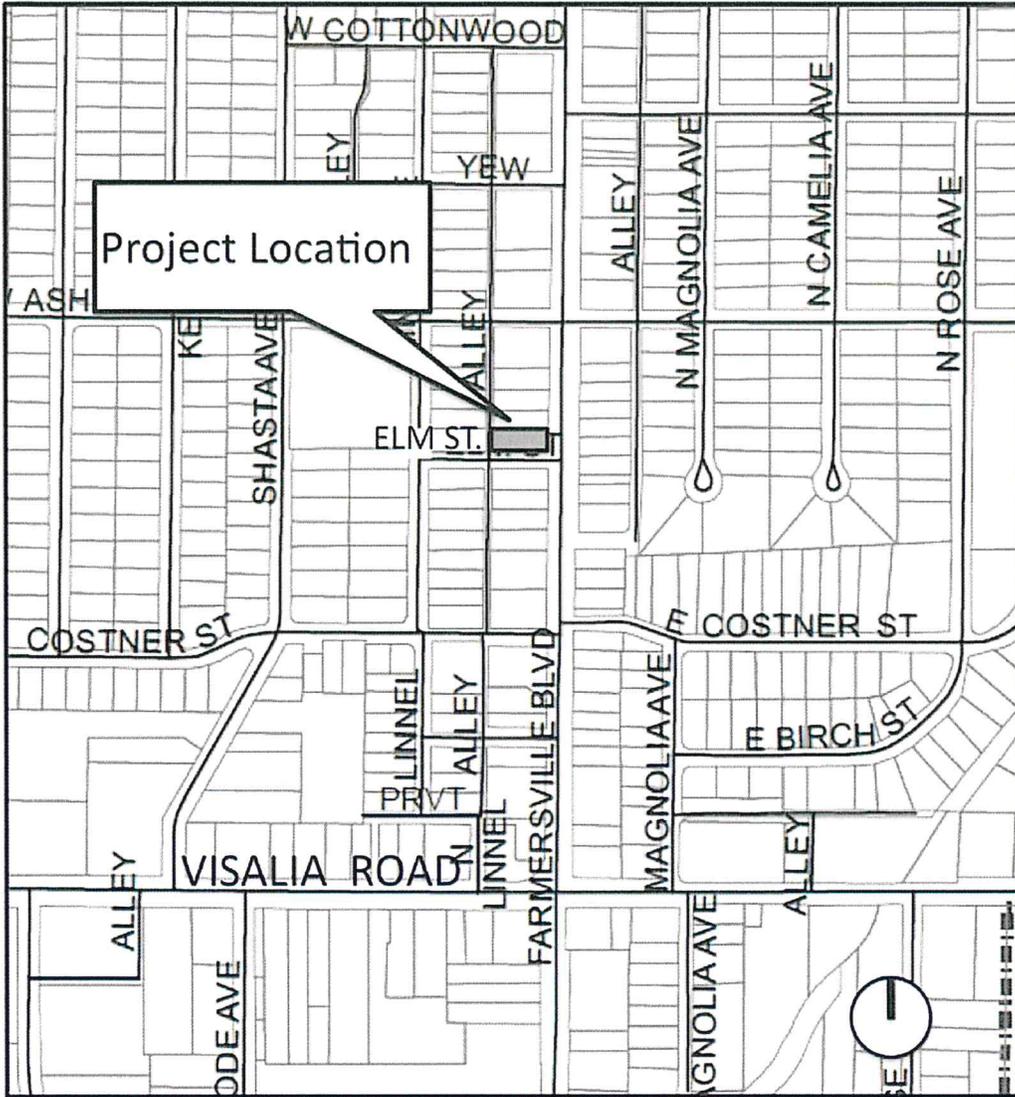
The applicant is seeking approval for a Type 41 alcoholic beverage license to sell beer and wine for “on site” consumption, from the existing Marisqueria y Taqueria Don Chava restaurant, located on the northwest corner of Farmersville Boulevard and Elm Street (see Map 1).

The restaurant has been in business since mid-2014. Licenses for the sales of alcoholic beverages are regulated by the State of California, Department of Alcoholic Beverage Control (ABC). However, the Farmersville Zoning Ordinance establishes that businesses selling liquor must first obtain a Conditional Use Permit (CUP) from the City.

The site is zoned CC (Central Commercial) and businesses that sell alcoholic beverages are permitted in this zone, subject to first obtaining a Conditional Use Permit. Information supplied by the applicant states alcoholic beverages would be offered with meals served at the restaurant – a separate bar is not proposed, nor are other types of entertainment, such as live music or dancing. The restaurant is open 9am to 8pm Monday through Wednesday and 8am to 10pm Thursday through Sunday. At least two employees are typically on duty. The restaurant seats 40 and 50 persons.

In considering a C.U.P. for a Type 41 license, the Commission needs to determine if the permit is warranted by “public convenience and necessity”. In doing so, it is important to consider input from ABC, as well as the local police department, neighborhood compatibility, and input from any concerned neighbors.

Report to Farmersville Planning Commission
Conditional Use Permit 2016-03
(Mendez/Zamora)



Site Location
Conditional Use Permit 2016-03
(Mendez-Zamora)

Map 1

Report to Farmersville Planning Commission
Conditional Use Permit 2016-03
(Mendez/Zamora)

Discussion with ABC officials indicate that Farmersville is not “oversaturated” with licenses for on-site sales/consumption. There are currently 2 existing such licenses in Farmersville’s census tract, whereas up to four licenses are allowed before the tract is considered oversaturated.

Input from the Farmersville Police Department was also solicited for this proposal. The department voiced no concerns over this proposal and noted the business has not caused them any unusual policing problems in the past. There have been several other restaurants in the past at this location that served alcoholic beverages and these presented no problems to the City.

The Commission will also want to consider any input from the general public regarding this proposal. Because this application is a “public hearing” the City has mailed notification of the hearing to all property owners within 300 feet of the site. As of the date of preparation of this report, no phone calls had been received from property owners.

In terms of neighborhood compatibility, the site is located within a commercial area in the downtown area along Farmersville Boulevard. There are existing residential dwellings immediately north and west of the site.

Aside from the issue of serving of alcoholic beverages several topics merit attention on this site: parking space striping and landscaping. The parking lot stripes have worn away and need to be repainted. In addition, the landscaping is deteriorated and should be upgraded. These two items are included in the attached resolution.

With the conditions of approval provided in the attached resolution, it is recommended that the Planning Commission approve this request.

BACKGROUND

Applicant: Salvador Mendez and Lilia Zamora
447 N. Farmersville Blvd.
Farmersville, CA 93223

Owner: Silvia Chavez
293 N. Gene
Farmersville, CA 93223

Location: The subject site is located on the northwest corner of Farmersville Boulevard and Elm Street. The Assessor Parcel Number is 128-061-005.

Request: The applicant is requesting approval for a Conditional Use Permit for a Type 41 license to sell beer and wine for on site consumption at an existing restaurant.

Site: The site contains an existing building housing a restaurant with a parking lot to the rear with six regular spaces and two handicap spaces.

Surrounding land uses are as follows:

North: Single family dwelling
South: Bar
East: Commercial
West: Single and multi family dwellings

Zone: The site is currently zoned “CC” (Central Commercial).

Surrounding zone classifications are as follows:

North: CC
South: CC
West: RM-2.5 (Multi Family Residential)
East: CC

General Plan: The site is designated “Central Commercial” by the Land Use Element of the 2025 Farmersville General Plan.

Report to Farmersville Planning Commission
Conditional Use Permit 2016-03
(Mendez/Zamora)

- Access: Access to the site is provided by Farmersville Boulevard and Elm Street. Farmersville Boulevard is classified as an Arterial street and features two travel lanes and one parking lane in each direction, along with curbs, gutters and sidewalks. Elm Street is a local street featuring one travel lane and one parking lane in each direction, along with curbs gutters and sidewalks. The intersection of Elm and Farmersville Blvd. is controlled with a stop sign for eastbound traffic on Elm. There is also an alley to the rear but no access is provided to the site.
- Infrast.: The site is currently served with City water, sewer and storm drainage lines.
- Services: Police and fire protection are provided by the City of Farmersville.
- Environmental: The project is considered to be exempt from review under the California Environmental Quality Act (CEQA).

RESOLUTION 2016-07
BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE
COUNTY OF TULARE, STATE OF CALIFORNIA

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE APPROVING CONDITIONAL USE PERMIT 2016-03
(MENDEZ/ZAMORA)**

WHEREAS, a Conditional Use Permit was requested by Salvador Mendez and Lilia Zamora (447 N. Farmersville Blvd. Farmersville, CA 93223) for the sale of beer and wine for on-site consumption, at an existing restaurant at a site located on the northwest corner of Farmersville Boulevard and Elm Street (1447 Elm Street). The Assessor Parcel Number is 128-061-005, and

WHEREAS, property owners within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, it has been determined that the project is categorically exempt from review under the California Environmental Quality Act, and

WHEREAS, the Planning Commission held a public hearing on this Conditional Use Permit and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this request:

1. The project is consistent with the Farmersville General Plan, Land Use Element and zoning of the site.
2. The project will not have a significant impact on the environment and is categorically exempt under the California Environmental Quality Act.
3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.
4. The project will fulfill the need of public necessity and convenience.

NOW, THEREFORE BE IT RESOLVED THAT Conditional Use Permit 2016-03 is approved subject to the following conditions:

1. The business shall comply with all conditions of approval established by the State of California, Department of Alcoholic Beverage Control.
2. Any change in the type of ABC license (from Type 41) shall require an amendment to the Conditional Use Permit, including a new public hearing.
3. The painted stripes delineating parking spaces in the on-site parking lot shall be repainted within 30 days of approval of the Conditional Use Permit, not later than August 20, 2016.
4. Dead or missing landscaping on the site shall be replaced, within 90 days of approval of the Conditional Use Permit, not later than October 20, 2016
5. Noise levels shall not exceed standards of the Farmersville Noise Ordinance
6. The site shall be well-maintained in a debris and weed-free manner.
7. Any outdoor storage of equipment and materials shall be stored screened from view from the public right-of-way by solid fencing.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Farmersville Planning Commission on the 20th of July, 2016, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission