

City of Farmersville
Planning Commission Agenda
February 19, 2020 • 6:00 p.m.
909 W. Visalia Road

1. Call to Order.

2. Roll Call:

Casas: ___ Llamas: ___ Luna: ___ Valdovinos ___

3. Pledge of Allegiance.

4. Approval of Minutes: December 5, 2019.

Motion: ___ Second: ___ All in Favor: ___ All Against: ___

5. Public Comments.

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.

6. Public Hearings

A. Zoning Ordinance Amendment 2020-01. A request for approval of an amendment to the text of the Farmersville Zoning Ordinance concerning recycling businesses and mobile food trucks within the CC (Central Commercial) zone. The Commission will also consider adoption of a Notice of Exemption as the environmental finding.
Resolution 2020-01.

Casas: ___ Llamas: ___ Luna: ___ Valdovinos ___

7. City Planner's Comments, Commissioner Comments.

8. Adjournment.

Next Planning Commission Meeting: Scheduled for March 18, 2020.

Next Resolution number: 2020-02.

Public Notification: Agenda posted 72 hours prior to meeting date

Farmersville Planning Commission
Agenda for February 19, 2020
Page 2 of 2

Date/Time posted: (February 14, 2020), 5:00 p.m.

Verified by _____

Upcoming City Council meetings:

February 24, March 10, 24.

City of Farmersville
Planning Commission Minutes
December 5, 2019

1. Call to Order. Chairperson Luna called the meeting to order at 6 pm.

2. Roll Call:

Present: Llamas, Luna, Valdovinos

Absent: Casas

3. Pledge of Allegiance. Chairperson Luna led the Pledge of Allegiance.

4. Approval of Minutes: August 21, 2019.

A motion to adopt the minutes of the meeting of August 21, 2019 was made by Commissioner Llamas, second by Commissioner Valdovinos. The motion carried 3-0.

5. Public Comments. There were no public comments.

6. Public Hearings

A. General Plan Amendment/Zone Change 2019-04, Site Plan Review 2019-02). A request for approval of a General Plan Amendment, zone change and Site Plan Review to amend zoning and land use designations and approve construction of a 108-unit multi family residential complex on a 5.5-acre portion of a 6.9 acre site, located on the south side of Walnut Avenue, east of Farmersville Boulevard. The Commission also considered adoption of a Mitigated Negative Declaration.

Mr. Schoettler gave the staff report and noted the project would go a long way towards meeting the City's affordable housing goals outlined in the Farmersville Housing Element. He also explained the an environmental analysis had been completed that identifies several mitigation measures for the project.

Betsy McGovern-Garcia (Self Help Enterprises) spoke on behalf of the applicant and answered questions of the Commissioners and explained details of the project, including the ride sharing aspect of the development.

After further discussion a motion was made by Commissioner Valdovinos, second by Commissioner Llamas to approve all three resolutions associated with the project, including Resolution 2019-20 (CEQA Environmental Finding), Resolution 2019-21 (General Plan Amendment/Zone Change) and Resolution 2019-22 (Site Plan Review).

7. City Planner's Comments, Commissioner Comments. No comments were offered.

8. Adjournment. Chairperson Luna adjourned the meeting at 6:38 pm.

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: February 19, 2020
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Public Hearing for Zoning Ordinance Amendment 2020-01 (Mobile food trucks and recycling facilities in the CC (Central Commercial) zone)

Summary/Recommendation

The attached resolution contains an ordinance that would prohibit recycling businesses in the Central Commercial zone and would also require all future mobile food trucks to be removed from the premises at the end of the business day. These items were recently discussed by the City Council in response to concerns by staff and the Planning Commission.

It is recommended that the Planning Commission conduct a public hearing and vote to approve the resolution.

Analysis

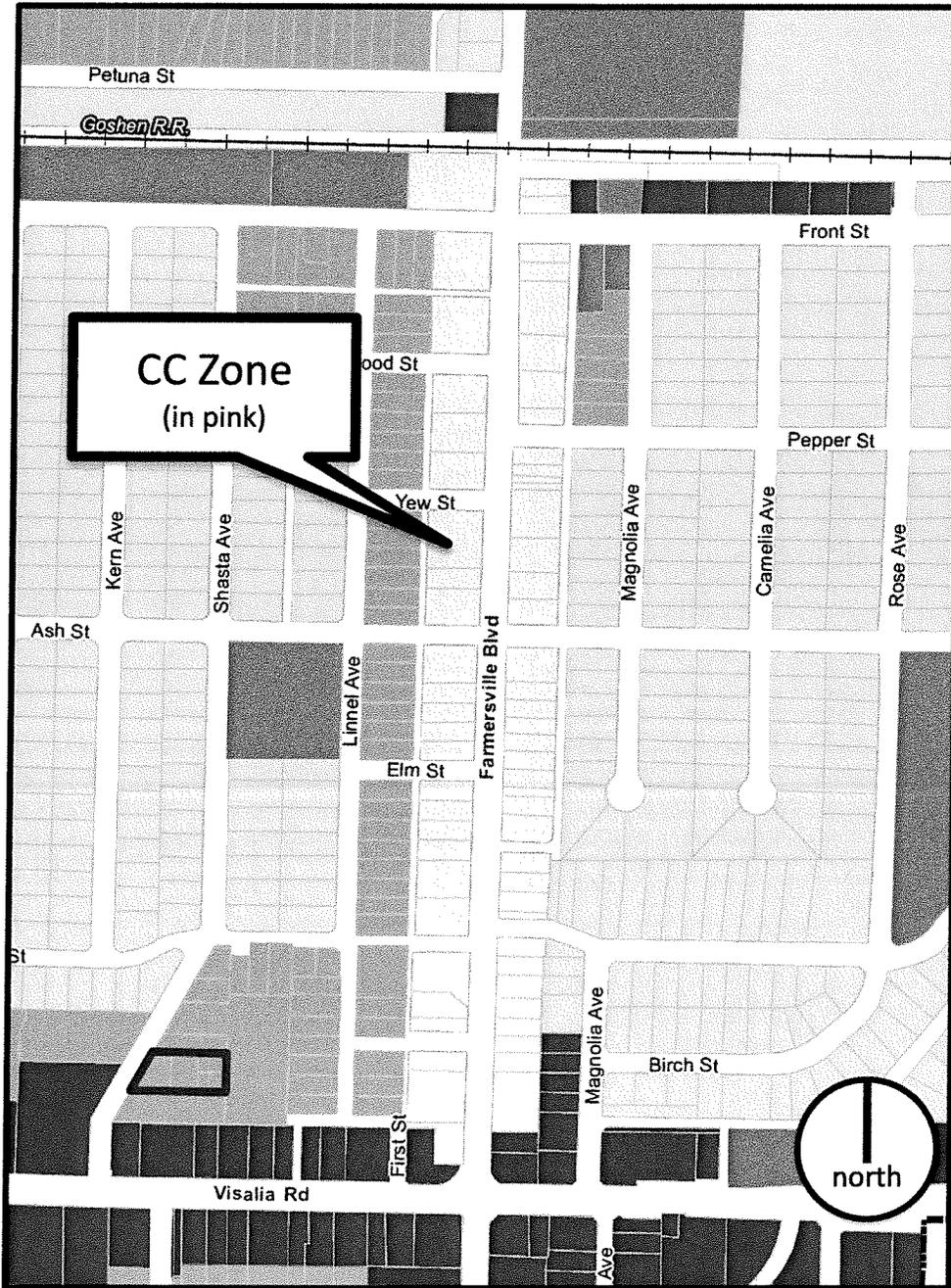
Two issues have raised concern in recent months regarding uses that are classified as permitted in the downtown area (specifically within the CC (Central Commercial) zone). These include the regulation of mobile food trucks and recycling businesses. Map 1 shows the extent of the CC zone. It is situated on both sides of Farmersville Boulevard from just north of Visalia Road, north to the railroad tracks.

Mobile Food Trucks

The Planning Commission in particular has raised concern about the presence of mobile food trucks in the downtown area and that they can create a poor appearance. This issue was then brought up for discussion with the City Council. The Council did not want to go as far as banning food trucks in the downtown, but did express the willingness to require they be removed when not in use. This means that a food truck must be removed from the property and parked elsewhere when not in use. For example, if a food truck closes at 10 pm, the truck must leave the property and be parked elsewhere (outside of the downtown). The truck can then be driven back to the place of business the following day at the time the business opens.

Currently there are three known food trucks operating in the downtown area. If approved, this regulation would apply only to future food trucks that are approved in the CC zone.

Map 1: Location of CC Zone



Report to Farmersville Planning Commission (2/19/2020)
(Zoning Ordinance Amendment 2020-01 (CC Zone Amendments))

Recycling Businesses

Recycling businesses are currently classified as a permitted use in the CC zone, as well as all other commercial and industrial zones. The CC zone only applies to the downtown area and recycling facilities are not really appropriate in that zone.

The downtown is where the City is trying to create an attractive, pedestrian-oriented shopping and dining area. Recycling yards are closer in nature to an industrial activity, with the potential for noise, odors, flies and rodents as well as a poor appearance. With these factors in mind it is recommended the Planning Commission vote to prohibit recycling businesses in the CC zone

ATTACHMENTS:

Resolution 2020-01

RESOLUTION 2020-01

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

ZONING ORDINANCE AMENDMENT 2020-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE RECOMMENDING AN AMENDMENT TO THE CC
(CENTRAL COMMERCIAL) ZONE AND ASSOCIATED SECTIONS OF THE
ZONING ORDINANCE CONCERNING REGULATIONS ON MOBILE FOOD
TRUCKS AND RECYCLING BUSINESSES.**

WHEREAS, the CC (Central Commercial) zone was established to strengthen the pedestrian-oriented shopping and dining characteristics of downtown Farmersville, and

WHEREAS, concern has been expressed about the propriety of two activities that are currently permitted in the CC zone, including mobile food trucks and recycling businesses. A particular concern with food trucks is their appearance; the concern with recycling businesses is their appearance and operating characteristics, including the potential for noise, odors, moisture, flies and rodents, among others, and

WHEREAS, the City has analyzed this issue and prepared amendments to the Zoning Ordinance concerning these uses in the CC zone, and

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

WHEREAS, the City published a public hearing notice ten days before the Planning Commission's meeting, and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendments 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 these amendments.

1. The proposed amendments are consistent with the 2025 Farmersville General Plan.
2. The proposed amendments will not have an adverse impact on the health, safety or welfare of residents or on the community.

3. The code amendments will not have a significant effect on the environment and are exempt from review under Section 15305 (Amendments to Land Use Limitations) of the Guidelines of the California Environmental Quality Act (CEQA).
4. The Zoning Ordinance amendments are shown in Attachment "A" below.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Farmersville Planning Commission on the 19th of February, 2020, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

ATTACHMENT "A"

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
FARMERSVILLE AMENDING TITLE 17 OF THE FARMERSVILLE
MUNICIPAL CODE CONCERNING THE CC (CENTRAL COMMERCIAL)
ZONE AND ASSOCIATED SECTIONS OF THE ZONING ORDINANCE,
REGARDING REGULATIONS ON MOBILE FOOD TRUCKS AND
RECYCLING BUSINESSES.**

The City Council of the City of Farmersville does hereby ordain as follows:

Section 1. Subsection 17.56 (Commercial Land Use Table) of the Farmersville Municipal Code is amended as follows:

Chapter 17.56
COMMERCIAL LAND USE TABLE

17.56.020 Table 2--Permitted uses. To determine in which zone a specific use is allowed:

- A. Find the use in the left hand column.
- B. Read across the table until either a "letter" or an "x" appears in one of the columns.
- C. If a letter appears this means that the use is allowed in the zone represented by that column, but only if certain conditions are complied with. The conditions applicable to that use are those corresponding to the letter listed in Section 17.56.030.
- D. If an "x" appears in a column the use is allowed in the zone represented by that column without being subject to any of the conditions listed in Section 17.56.030. Site Plan Review is required.
- E. A Conditional Use Permit is required for any permitted use involving 10,000 square feet or more of new building or outdoor storage area.
- F. If neither a "letter" nor an "x" appears in a column, the use is not allowed in the zone represented by that column.
- G. The planning commission shall interpret the appropriate zone for any land use not specifically listed in the table, based on a finding of consistency with the purpose of the zone and that use is of the same general character as that of the uses permitted in that zone.

**TABLE 2
COMMERCIAL LAND USES**

Uses	Zone						
	U-R	O-S	P-QP	C-H	C-G	C-C	C-S
Above ground storage tanks for flammable or combustible fluids	b	b	-	b	b	b	b
Accessory buildings and uses customarily appurtenant to a permitted use	a-r	a-r	a-r	a-r	a-r	a-r	a-r
Adult oriented business	-	-	-	-	-	-	b
Agricultural uses, and structures, general, except commercial animal slaughter	x	-	-	-	-	-	-
Airports	b	-	b	-	-	-	-
Ambulance service	-	-	b	-	b	-	b
Appliance sales, service and supply	-	-	-	x	x	x	x
Auto leasing, truck and trailer rentals	-	-	-	x	x	-	x
Auto parts sales (no servicing)	-	-	-	x	x	x	x
Auto sales, including autos, trucks, motorcycles, boats and other motorized vehicles, conducted entirely within an enclosed building	-	-	-	x	x	x	x
Auto sales, service and repair, new and used, includes boat, motorcycle, RV, trailer and trucks, and repair garages (not conducted within an enclosed building)	-	-	-	x	x	-	x
Auto and truck service stations	-	-	-	x	x	-	x
Bakeries	-	-	-	-	x	x	x
Barber and beauty shops	-	-	-	-	x	x	x
Bars, cocktail lounges and taverns	-	-	-	b	b	b	b
Boarding and rooming houses	-	-	-	-	a	a	-
Bowling alleys	-	-	-	-	b	b	b
Building materials sales yard	-	-	-	-	-	-	b
Cabinet, carpenter and woodworking shops	-	-	-	-	-	-	b
Cafes, coffee shops and restaurants, except drive-in, fast food, self-service and take out restaurants	-	-	-	x	x	x	x

Farmersville Planning Commission - Resolution 2020-01
Zoning Ordinance Amendment 2020-01
Page 5 of 10

Uses	Zone						
	U-R	O-S	P-QP	C-H	C-G	C-C	C-S
Catering trucks and mobile food vendors (subject to standards contained in Section 17.68.100)				b	b	b	b
Cardrooms	-	-	-	-	b	b	b
Cargo containers (to be used for storage) subject to standards contained in Section 17.68.110	a-r	a-r	a-r	a-r	a-r	a-r	a-r
Car washes	-	-	-	b	b	-	b
Cemeteries, crematories and columbariums	b	b	b	-	-	-	-
Churches	b	-	b	-	b	b	b
Clothes cleaning and laundry pick up	-	-	-	-	b	b	b
Commercial recreation facilities, other than those listed in Table 2	-	-	b	b	b	-	b
Communication and public utility service facilities	-	-	-	b	b	-	b
Dance halls	-	-	-	-	b	b	b
Drive-in, drive-thru or drive-up businesses, including, but not limited to fast food, beverage, financial institutions, pharmacies and similar businesses	-	-	-	b	b	b	b
Drive-in theaters	b	-	-	-	-	-	-
Drug stores and pharmacies	-	-	-	x	a-r	x	a-r
Electrical sales, service and supply	-	-	-	-	a-r	-	a-r
Equipment rental	-	-	-	-	-	-	b
Farm supply and implement sales and service	-	-	-	-	-	-	b
Film processing pick-up stations	-	-	-	a-r	a-r	-	a-r
Financial institutions	-	-	-	x	x	x	x
Fire extinguisher sales and service	-	-	-	-	-	-	x
Florists	-	-	-	a-r	a-r	a-r	a-r
Food and grocery stores	-	-	-	x	x	x	x
Funeral homes and mortuaries	-	-	-	-	x	x	x
Gift shops	-	-	-	a-r	a-r	a-r	a-r
Glass sales, service and supply	-	-	-	-	x	-	x
Golf courses, golf driving ranges	b	b	b	-	-	-	-
Hardware stores	-	-	-	x	x	-	x
Heating and air conditioning sales, service and supply	-	-	-	-	b	-	x
Heliports	b	b	b	-	-	-	-

Farmersville Planning Commission - Resolution 2020-01
Zoning Ordinance Amendment 2020-01
Page 6 of 10

Uses	Zone						
	U-R	O-S	P-QP	C-H	C-G	C-C	C-S
Hospitals	-	-	b	-	b	b	b
Hotels and motels	-	-	-	b	b	b	b
Hydraulic equipment, well drilling sales service and supply	-	-	-	-	-	-	b
Laundry-self serve	-	-	-	x	x	x	x
Laundry, dry cleaning plants	-	-	-	-	-	-	b
Liquor sales, on and off sale	-	-	-	b	b	b	b
Locksmiths	-	-	-	a-r	a-r	a-r	a-r
Machine shops	-	-	-	-	-	-	b
Medical and dental clinics	-	-	-	-	x	x	x
Medical marijuana clinics	-	-	-	-	-	-	-
Medical laboratories	-	-	-	-	x	x	x
Mini-storage facilities	-	-	-	-	-	-	b
Miniature golf	-	-	-	b	b	-	b
Multi-use developments	-	-	-	-	g	g	g
Offices (professional or commercial)	-	-	x	x	x	x	x
Opticians	-	-	-	a-r	a-r	a-r	a-r
Palm readers, fortune tellers, hypnotists and similar personal service providers				b	b	b	b
Parking facilities, including truck parking and park and ride lots	-	-	c	c	c	-	c
Parking facilities, off site	-	-	a-r	a-r	a-r	b	a-r
Passenger terminals	-	-	-	b	b	b	b
Pipe sales, service and supply	-	-	-	-	-	-	b
Plant nurseries and green houses	-	-	-	-	x	-	x
Plumbing sales, service and supply	-	-	-	x	x	x	x
Pool halls	-	-	-	-	b	b	b
Pool service and supply	-	-	-	-	x	-	x
Prescription pharmacies	-	-	-	a-r	a-r	a-r	a-r
Produce stands	c	-	-	-	b	-	b
Public and private schools	-	-	x	-	x	x	x
Public and quasi-public buildings and uses appropriate to the area	x	x	x	x	x	x	x
Public scales	-	-	-	x	-	-	b
Pump sales, service and supply	-	-	-	-	-	-	b
Recreational vehicle and boat storage	-	-	-	-	-	-	b
<u>Recycling (Reverse vending machines)</u>	=	=	=	c	c	=	c

Uses	Zone						
	U-R	O-S	P-QP	C-H	C-G	C-C	C-S
<u>Recycling (Small Collection facility)</u>	=	=	=	<u>a-r</u>	<u>a-r</u>	=	<u>a-r</u>
<u>Recycling (Large Collection facility and Light Processing)</u>	=	=	=	=	=	=	<u>b</u>
Research and development facilities	-	-	-	-	-	-	b
Retail stores and shops	-	-	-	a-r	a-r	a-r	a-r
Sewage ponds, storm drainage basins	b	b	b	-	-	-	-
Shopping centers	-	-	-	x(1)	x(1)	x(1)	x(1)
Skating rinks	-	-	-	-	b	-	b
Smoke shops and tobacco shops				b	b	b	b
Social halls, lodges, fraternal organizations and clubs	-	-	-	-	x	x	x
Swimming, tennis and racquetball clubs, health clubs	-	-	-	-	x	x	x
Tattoo and piercing shops				b	b	b	b
Taxicab service	-	-	-	-	x	-	x
Technical, trade and craft schools and studios	-	-	x	-	x	x	x
Temporary construction storage yards	c	c	c	c	c	c	c
Temporary outdoor uses	-	-	f	f	f	f	f
Theaters	-	-	-	b	b	b	b
Tire recapping	-	-	-	x	x	-	x
Travel trailer parks and overnight Campgrounds	b	b	-	-	-	-	-
Variety stores	-	-	-	a-r	a-r	a-r	a-r
Veterinary offices and clinics	-	-	-	-	b	b	x
Video game centers	-	-	-	x	x	x	x
Video games when incidental to a permitted use	-	-	-	c	c	c	c
Welding shops	-	-	-	-	-	-	b
Wholesale and distributing businesses	-	-	-	-	-	-	x
Upholstery	-	-	-	-	x	-	x
Janitorial service	-	-	-	-	-	-	x
Video movie rental shops	-	-	-	x	x	x	x
Thrift shops, used merchandise stores	-	-	-	-	a-r	a-r	a-r
Key to Land Use Table:							
a. Conditional use permit required if for more than six guests, persons or dwelling units							

Uses	Zone						
	U-R	O-S	P-QP	C-H	C-G	C-C	C-S
a-r.	Administrative Site Plan Review required: See Section 17.72.051						
b.	Conditional use permit required. See Section 17.96						
c.	Accessory use, incidental to principal use.						
d.	Conditional use permit required if abutting any residential zone.						
e.	Conditional use permit is required for any use containing 10,000 square feet or more of building or outdoor storage area, even if such a development is listed as an allowable or permitted use in a particular zoning district.						
f.	Temporary Outdoor Uses: See Section 17.56.040 for specific requirements						
g.	Conditional use permit required. A list of permitted uses may be approved with the use permit						
x.	Permitted use. Site Plan Review is required for new construction						
x(1)	Shopping centers larger than 20 acres requires a Conditional Use Permit. See Section 17.96						

Section 2. Subsection 17.54.030 (Permits Required) is amended as follows:

A. No person shall permit the placement, construction, or operation of any recycling facility without first obtaining a permit pursuant to the provisions set forth in this section. Recycling facilities may be permitted as set forth in the following table. As used in the table, "alternative permit" is the permit that may be sought for the applicable recycling uses if the required permit is denied, or at the discretion of an applicant who does not want to meet the standards for an administrative permit.

Type of Facility	Zones Permitted	Permit Required	Alternative Permit
Reverse vending machine(s)	All commercial (<u>except CC zone</u>) All industrial	Administrative	Conditional use
Small collection	All commercial (<u>except CC zone</u>) All industrial	Administrative	Conditional use
Large collection	C-S, Ser. Comm. Industrial	Conditional use Site plan dev.	Conditional use Conditional use

Light processing	C-S, Ser. Comm. All industrial	Conditional use Site plan dev.	Conditional use Conditional use
Heavy processing	All industrial	Site plan dev.	Conditional use

In addition to the permits described in the table set out in this section, a large collection facility or processing facility may be allowed in agricultural zones with a conditional use permit.

B. A single administrative permit may be granted to allow more than one reverse vending machine(s) or small collection facility located on different sites under the following conditions:

1. The operator of each of the proposed facilities is the same;
2. The proposed facilities are determined by the zoning administrator to be similar in nature, size and intensity of activity; and
3. All of the applicable criteria and standards set forth in Section 17.54.040 of this chapter for each proposed facility.

Section 3. Subsection 17.68.100. (Catering) of the Farmersville Municipal Code is amended as follows:

17.68.100 Catering. A. Catering trucks or vehicles from which food is being sold shall not be parked or otherwise stationed for longer than twenty minutes, within any given hour, on any public street. Such vehicles may park and operate on privately owned parcels in commercial and industrial zones, subject to approval of a Conditional Use Permit. In approving such a permit the Planning Commission may establish conditions regulating location of the vehicle, number of parking spaces occupied and hours of operation, among others. **Catering vehicles in the CC zone shall be removed from the premises when not in business.**

If complaints regarding litter, traffic hazard or other nuisance result from truck-service catering operations, the caterer shall not only be cited for violation of the appropriate sections of the municipal code but any home occupation permit authorizing such catering service shall be subject to review and revocation by the city manager. Appeal of a revoked permit may be made as provided for in Section 17.96.050.

Section 3. This ordinance shall take effect thirty days after its adoption.

Section 4. The City Clerk is authorized and directed to cause this ordinance to be codified after its adoption.

Section 5. The City Clerk is further authorized and directed to cause this ordinance or a summary of this ordinance to be published once in a newspaper of general circulation published and circulated in the City of Farmersville within 15 days after its adoption. If a summary of this ordinance is published, then the City Clerk also shall cause a summary of the proposed ordinance to be published and a certified copy of the full text of the proposed ordinance to be posted in the office of the City Clerk at least five days prior to the Council's meeting at which the ordinance is adopted and again after the meeting at which the ordinance is adopted. The summary shall be approved by the City Attorney.

The foregoing Ordinance No. _____ was introduced at a regular meeting of the City Council of the City of Farmersville on the _____ day of _____, 2020, and was passed and adopted at a regular meeting of the City Council on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Greg Gomez, Mayor
City of Farmersville

ATTEST:

Rochelle Giovani, City Clerk

City of Farmersville