



City of Farmersville
Planning Commission Agenda
June 17, 2020 • 6:00 p.m.
909 W. Visalia Road

Pursuant to Governor Newsom's Executive Order N-25-20,
the City of Farmersville will be allowing the public, staff, and City
Council to attend this meeting via teleconference.
Please dial 559-827-4929 to participate.

1. Call to Order.

2. Roll Call:

Casas: ___ Llamas: ___ Luna: ___ Valdovinos ___

3. Pledge of Allegiance.

4. Approval of Minutes: May 20, 2020.

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. **Annexation 2020-01.** An application for an annexation, Sphere of Influence amendment and zone change pertaining to a 13.4-acre site adjacent to the Farmersville Wastewater Treatment Plant. **Resolution 2020-04.**

Motion: ___ Second: ___ Casas: ___ Llamas: ___ Luna: ___ Valdovinos ___

7. Other Business

A. **Site Plan Review 2020-01.** A request for approval of a Site Plan Review for construction of a 7,875 square foot two-story warehouse addition at 483 W. Noble Avenue. **Resolution 2020-05.**

Motion: ___ Second: ___ Casas: ___ Llamas: ___ Luna: ___ Valdovinos ___

8. City Planner's Comments, Commissioner Comments.

9. Adjournment.

Next Planning Commission Meeting: Scheduled for July 15, 2020.

Next Resolution number: 2020-06.

Public Notification: Agenda posted 72 hours prior to meeting date

Date/Time posted: (June 12, 2020), 5:00 p.m.

Verified by _____

Upcoming City Council meetings:

June 22, July 13, July 27.

City of Farmersville
Planning Commission Minutes
May 20, 2020

1. Call to Order. Chairperson Luna called the meeting to order at 6:03 pm.
2. Roll Call:

Present: Casas, Llamas, Luna, Valdovinos
Absent: None
3. Pledge of Allegiance. Chairperson Luna led the Pledge of Allegiance.
4. Approval of Minutes: A motion was made by Commissioner Valdovinos, second by Commissioner Casas to adopt the minutes of the meeting of February 19, 2020 as presented. The motion carried 4-0.
5. Public Comments. There were no public comments.
6. Public Hearings

A. Variance 2020-01. A request for approval of a Variance for a reduced front yard setback for a carport at 364 N. June Avenue.

Mr. Schoettler presented the staff report and explained the structure was put up without permits and violates the front yard setback requirements of the R-1 zone. Mr. Schoettler explained that staff's opinion is that findings cannot be made to approve the Variance. Commissioner Casas explained that the applicant is his brother and that while the structure is against the code there are other more pressing problems in Farmersville.

Chairperson Luna opened the public hearing. Commissioner Casas explained that the applicant is his brother, and he spoke in support of the Variance. Mr. Andreas Cortez spoke against the Variance and stated that the structure makes the neighborhood look bad.

Chairperson Luna closed the public hearing. Following further discussion the Planning Commission voted to deny the Variance by adopting Resolution 2020-02, based on a motion by Commissioner Valdovino, second by Commissioner Luna with voting as follows:

AYES: Llamas, Luna, Valdovinos

NOES: None

ABSENT: None

ABSTAIN: Casas

7. Other Business

A. **Finding of consistency for Farmersville Five Year Capital Improvement Program and 2025 Farmersville General Plan.**

Mr. Schoettler delivered the staff report and explained that the Planning Commission is required to make a finding that the Farmersville Capital Improvement Program is consistent with the 2025 Farmersville General Plan. The Commission asked questions of Finance Director Steve Huntley who explained aspects of various Capital Improvements, including a fire truck purchase and road projects, among others.

Following further discussion a motion to adopt Resolution 2020-03 was made by Commissioner Llamas, second by Commissioner Luna with voting as follows:

AYES: Casas, Llamas, Luna, Valdovinos

NOES: None

ABSENT: None

ABSTAIN: None

8. City Planner's Comments, Commissioner Comments. There were no comments.

9. Adjournment. The meeting was adjourned at 6:48 pm.

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: June 17, 2020
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Sphere of Influence Amendment, Annexation and Zone Change 2020-01 (City of Farmersville Wastewater Treatment Plant Expansion)

Summary/Recommendation

The City is proposing to annex a 13.4-acre parcel currently being used for an expansion of the City's Wastewater Treatment Plant (see Map 1 (location) and Map 2 (aerial photo)). In addition, the City would need to amend its Sphere of Influence Boundary to include the site and also apply City zoning. It is recommended the Planning Commission conduct a public hearing and approve the project by adopting Resolution 2020-04.

Analysis

The City began construction of an expansion of the Wastewater Treatment Plant in 2018. The project will expand the treatment capacity of the plant from 1.125 million gallons per day to 1.4 million gallons per day. A second future phase will expand the capacity to 2.4 million gallons per day.

While the expansion project is well under way, the City neglected to initiate annexation of the expansion area from the County into the City. As a result, the City is still paying property taxes to the County.

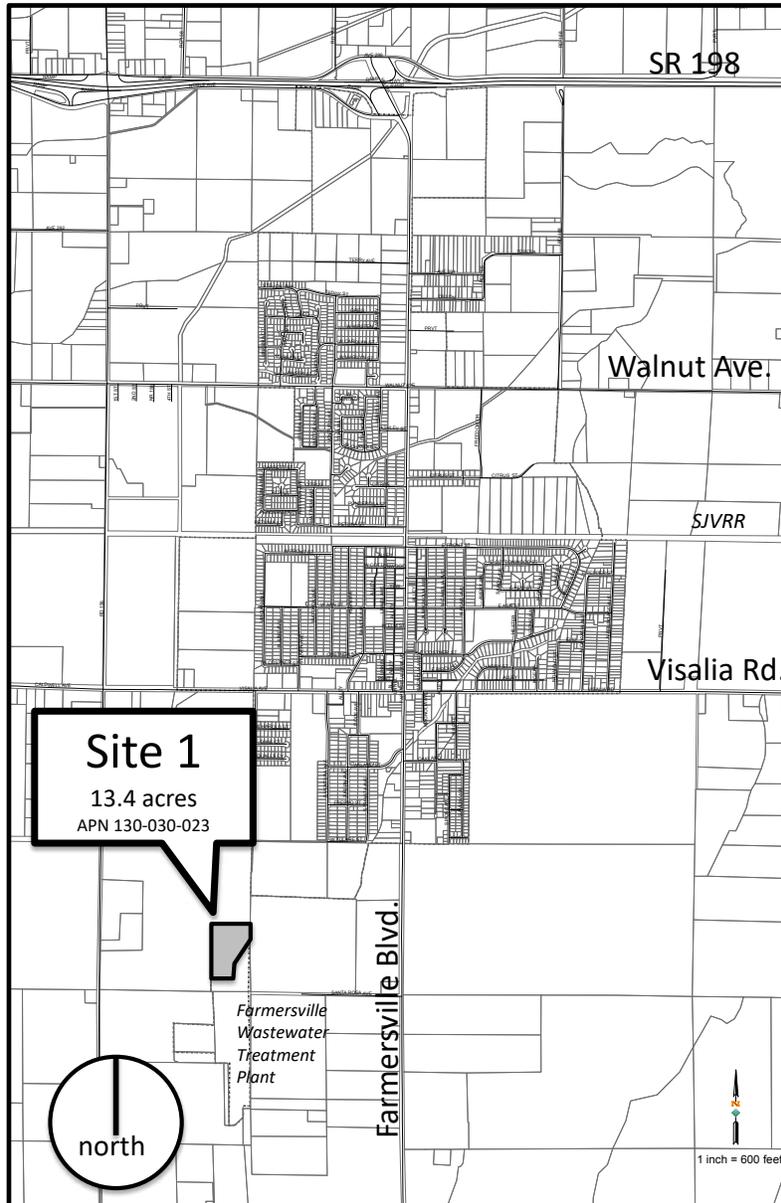
Annexing the site into the City also requires the City to expand its Sphere of Influence (SOI) boundary. The SOI is a boundary around the City that defines those areas that can be annexed. The northern half of the construction site at the Wastewater Treatment Plant is just outside the boundary and therefore that line must be adjusted.

Finally, the site must be zoned with City of Farmersville zoning. The existing wastewater treatment plant is zoned "P/QP" (Public/Quasi-Public) and therefore it is recommended the expansion site be similarly-zoned. This zone is intended for public facilities, like the wastewater treatment plant, City Hall, schools, etc. The site is already designated "Public Facilities" by the Land Use Map of the 2025 Farmersville General Plan.

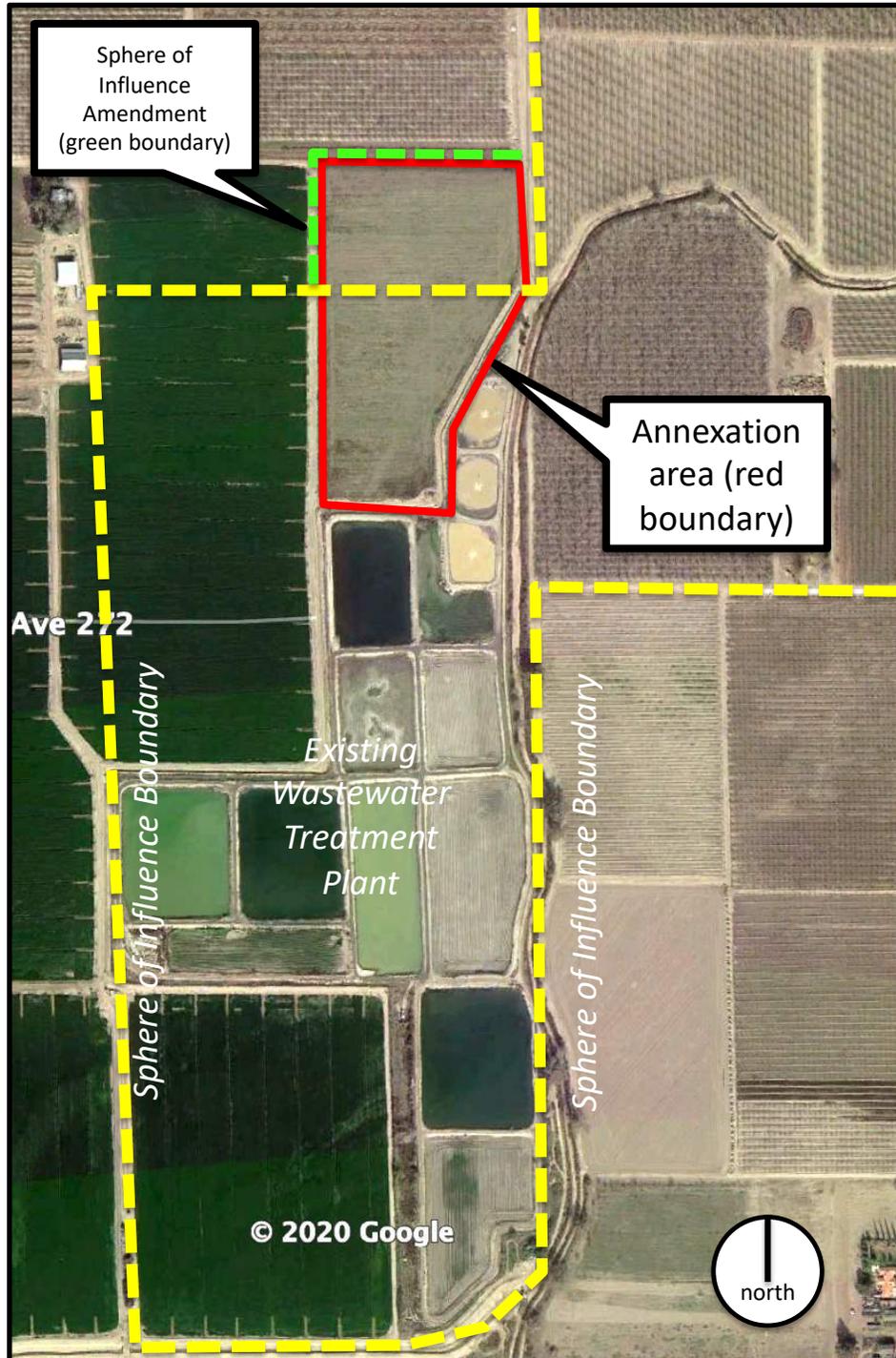
**Farmersville Planning Commission (6/17/2020)
Annexation 2020-01 (City of Farmersville)**

If approved by the Planning Commission the annexation (and related actions) will then go before the City Council. If approved by the City Council the annexation and SOI amendment will be submitted to the Tulare Local Agency Formation Commission for final approval.

Map 1: Project Location



Map 2: Aerial Photo



BACKGROUND INFORMATION

Applicant/Owner:

City of Farmersville
909 W. Visalia Road
Farmersville, CA 93223

Location:

The site consists of one parcel containing approximately 13.4 acres located on the north side and adjacent to the Farmersville Wastewater Treatment Plant, generally situated west of Farmersville Boulevard and south of the Tulare Street alignment. The Assessor's Parcel Number of the subject parcel is 130-030-023.

Request:

The City is proposing to take the following actions with respect to this site:

- Amend the Sphere of Influence boundary to include the site.
- Annex the site from the County of Tulare into the City of Farmersville.
- Apply the P/QP (Public/Quasi-Public) zone to the site.

Site:

The site contains approximately 13.4 acres and is being developed with an expansion of the Farmersville Wastewater Treatment Plant.

Uses on adjacent properties are as follows:

North: Agriculture

West: Agriculture

South: Existing wastewater treatment plant facilities

East: Existing wastewater treatment plant facilities

Circulation:

The site has access via a private drive from the south end of Virginia Avenue, south of Qualls Court. Virginia Avenue is designated as a "Local" roadway by the Circulation Element of the Farmersville General Plan.

General Plan

The subject site is currently designated “Public Facilities” on the Proposed Land Use Map of the 2025 Farmersville General Plan. The P/QP zone is consistent with this designation.

Zone:

The site is proposed to be zoned P/QP (Public/Quasi-Public) by the Farmersville Zoning Map. Important standards in this zone include:

Lot Area: No requirement
Front Yard: No requirement
Side Yards:
Interior Side: No requirement
Rear yard: No requirement
Height: 40 feet, maximum
Parking: By use. On-site parking is available for City staff at the existing wastewater treatment plant

Surrounding zoning:

North: Tulare County agricultural zoning
West: Tulare County agricultural zoning
South: P/QP
East: P/QP

Infrastructure:

The Wastewater Treatment Plant site is the terminating point for the City’s sewer system. City water service is also extended to the site. Storm water drainage occurs via surface settling and seepage.

Environmental Analysis:

The City previously prepared and adopted an Environmental Impact Report for the project, consistent with the California Environmental Quality Act (CEQA).

RESOLUTION 2020-04

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE RECOMMENDING APPROVAL OF AN AMENDMENT TO THE
SPHERE OF INFLUENCE BOUNDARY, ANNEXATION AND ZONING OF A 13.4-
ACRE SITE ADJACENT TO THE FARMERSVILLE WASTEWATER TREATMENT
PLANT**

WHEREAS, the City of Farmersville has initiated a proposal to amend its Sphere of Influence Boundary, annexation and a zone change concerning a 13.4-acre parcel located adjacent to the Farmersville Wastewater Treatment Plant (Assessor Parcel Number 130-030-023) and

WHEREAS, these actions are to accommodate an expansion of the Wastewater Treatment Plant, and

WHEREAS, the Land Use Element of the 2025 Farmersville General Plan currently designates the site “Public Facilities”, and

WHEREAS, the northern half of the site is outside the existing Farmersville Sphere of Influence (SOI) boundary, and

WHEREAS, in order to annex the site, the SOI boundary must be amended to include the entirety of the parcel, as shown on Exhibit 1, and

WHEREAS, the site to be annexed is shown on Exhibit 1, and

WHEREAS, upon annexation the site will be zoned “P/QP” (Public/Quasi-Public) as shown on Exhibit 1, and

WHEREAS, property owners within 300 feet of the subject site were notified of the Planning Commission’s 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, the Planning Commission held a public hearing on this project 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 project:

1. The proposed amendments are consistent with the policies and intent of the Farmersville General Plan.
2. The City previously prepared an Environmental Impact Report for the wastewater treatment plant project, as required by the California Environmental Quality Act (CEQA) and this action is consistent with the analysis contained in the EIR.
3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW, THEREFORE BE IT RESOLVED THAT the proposed project (including Sphere of Influence Amendment, Annexation and zone change, as shown on Exhibit 1 are recommended for approval by the Planning Commission.

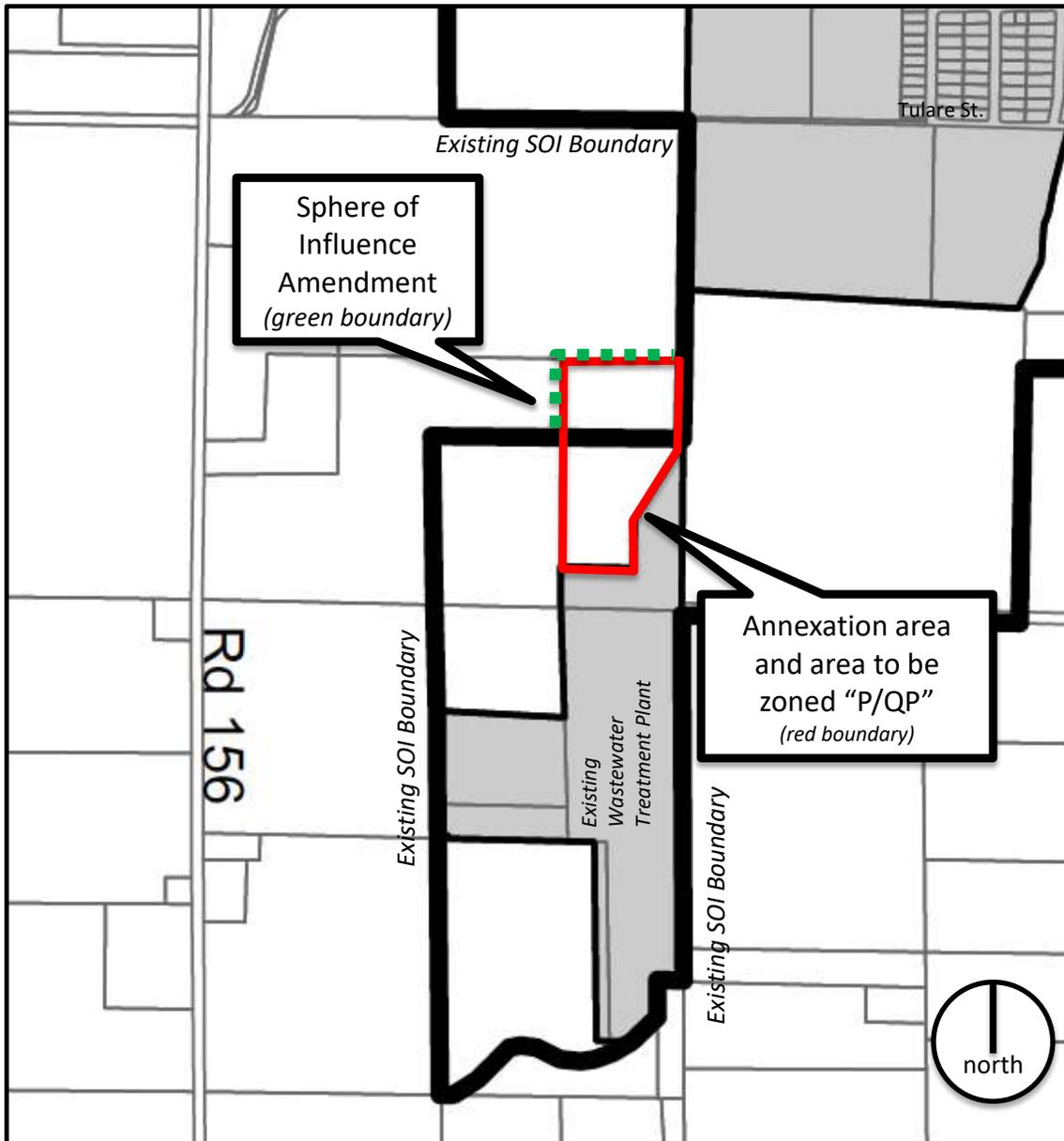
The foregoing resolution was adopted upon a motion of Commission member _____, second by Commission member _____, at a regular meeting of the Farmersville Planning Commission on the 17th of June, 2020, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

Exhibit 1: Proposed Sphere of Influence Amendment, Annexation and Zone Change



Note: Existing areas within city limits shaded gray

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: June 17, 2020
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Site Plan Review 2020-01 (Griffin)

Summary/Recommendation

The applicant is proposing the addition of a warehouse to the back side of an existing warehouse located at 483 W. Noble Avenue. The addition will allow for the expansion of an existing window/cabinet shop. It is recommended the Planning Commission approve the project by adopting Resolution 2020-05.

Analysis

The applicant is requesting approval for Site Plan Review for the construction of a warehouse expansion on a lot on the south side of Noble Avenue, west of Farmersville Boulevard. (see Map 1 (location) and Map 2 (aerial photo)). The addition will be to expand an existing window and cabinet manufacturing facility (Windows Plus) which is currently located in the rear half of the existing warehouse on the site. The front of the building houses the Token Farms cannabis dispensary.

The site is zoned IL (Light Industrial) and manufacturing uses are classified a permitted use by the Zoning Ordinance. Surrounding uses include light industrial to the west and east, highway commercial to the north and agricultural to the south.

The proposed site plan is shown in Exhibit 1. The building will feature two floors; the bottom floor will contain 6,525 square feet; the second floor will feature 1,350 square feet. The bottom floor will feature a manufacturing floor, a showroom (for customers to view products made by the company) offices, restrooms, storage room and a vehicle storage area. The second floor will feature offices and a storage room.

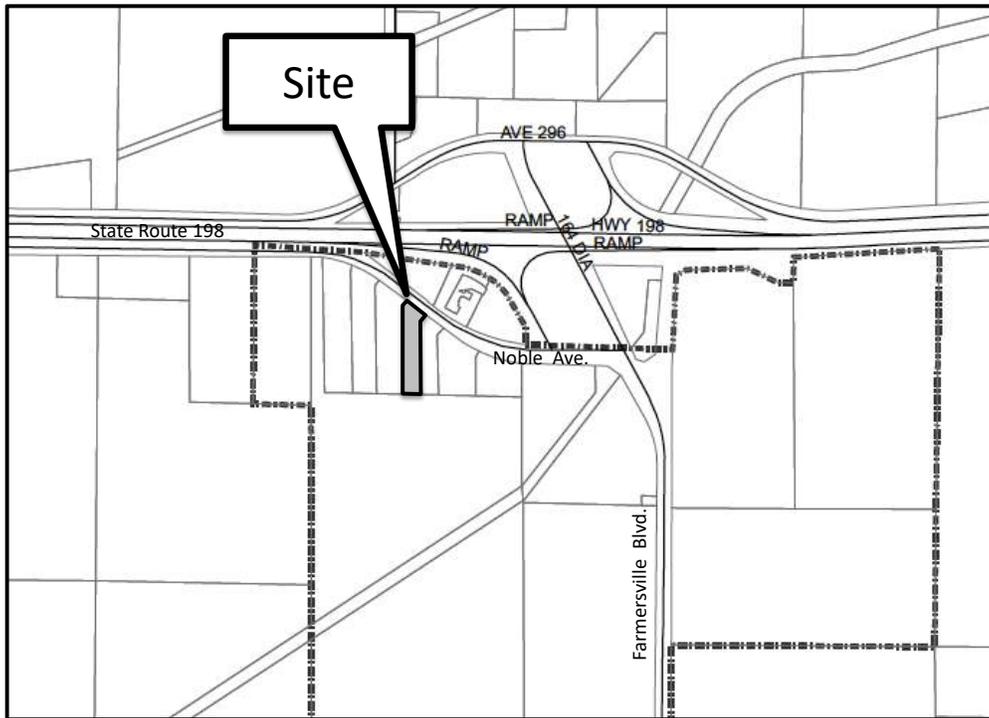
The site currently has 48 parking spaces and the project will add five additional spaces. The zoning ordinance requires 1-1/2 parking spaces per 2,000 square feet of floor area, or 1-1/2 spaces per employee during the maximum work shift, whichever yields the greater number of spaces.

Farmersville Planning Commission (6/17/2020)
Site Plan Review 2020-01 (Griffin)

At 7,875 square feet, the building would require 6 parking spaces. The applicant indicates that up to 6 employees would work the maximum shift. Based on that parking standard the building would require 9 parking spaces. There is more than enough parking on the site, considering the requirements of the existing warehouse and Token Farms.

The site takes access from Noble Avenue via driveways shared with adjacent parcels.

Map 1: Project Location

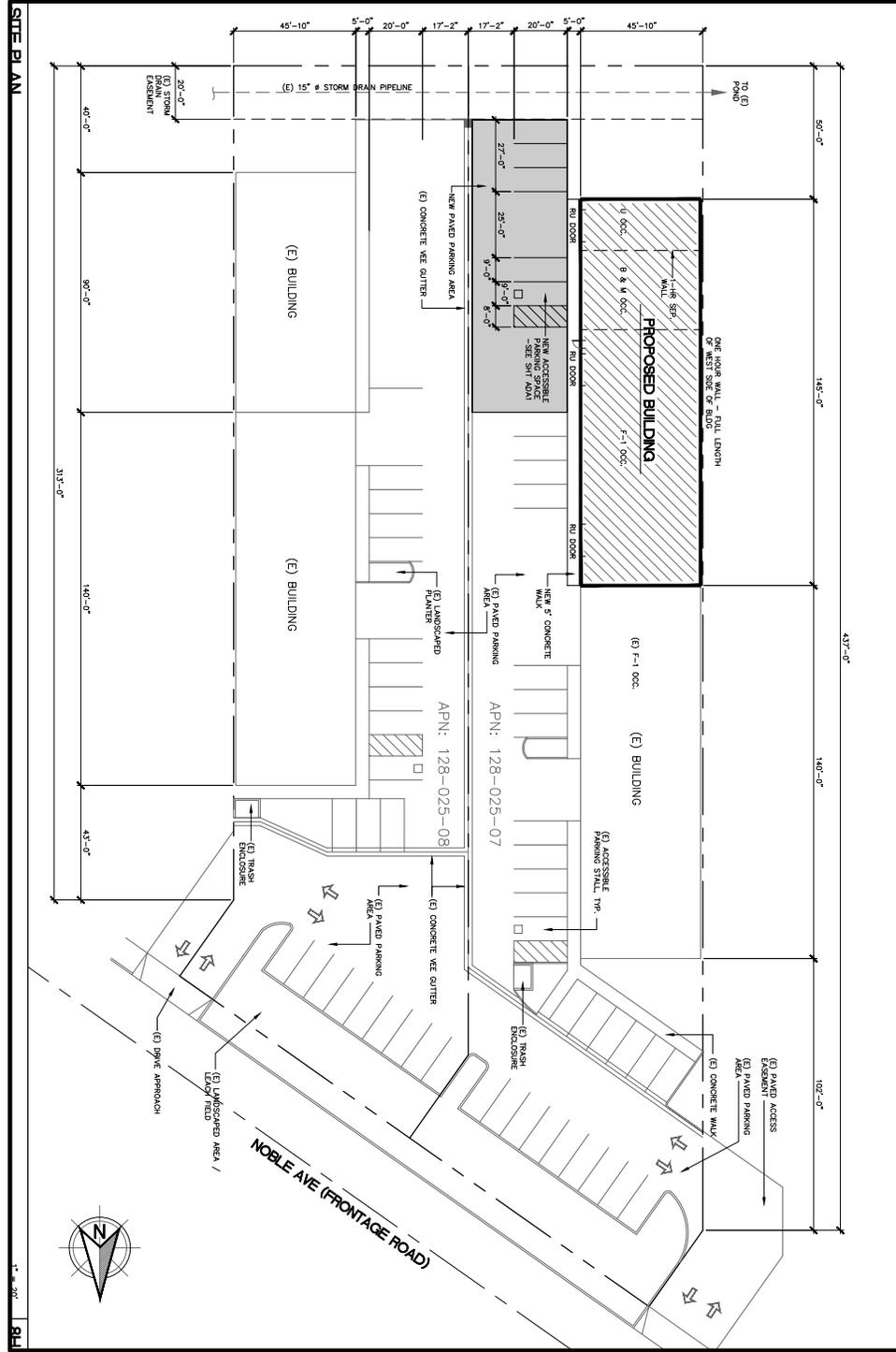


Map 2: Aerial Photo



Farmersville Planning Commission (6/17/2020)
 Site Plan Review 2020-01 (Griffin)

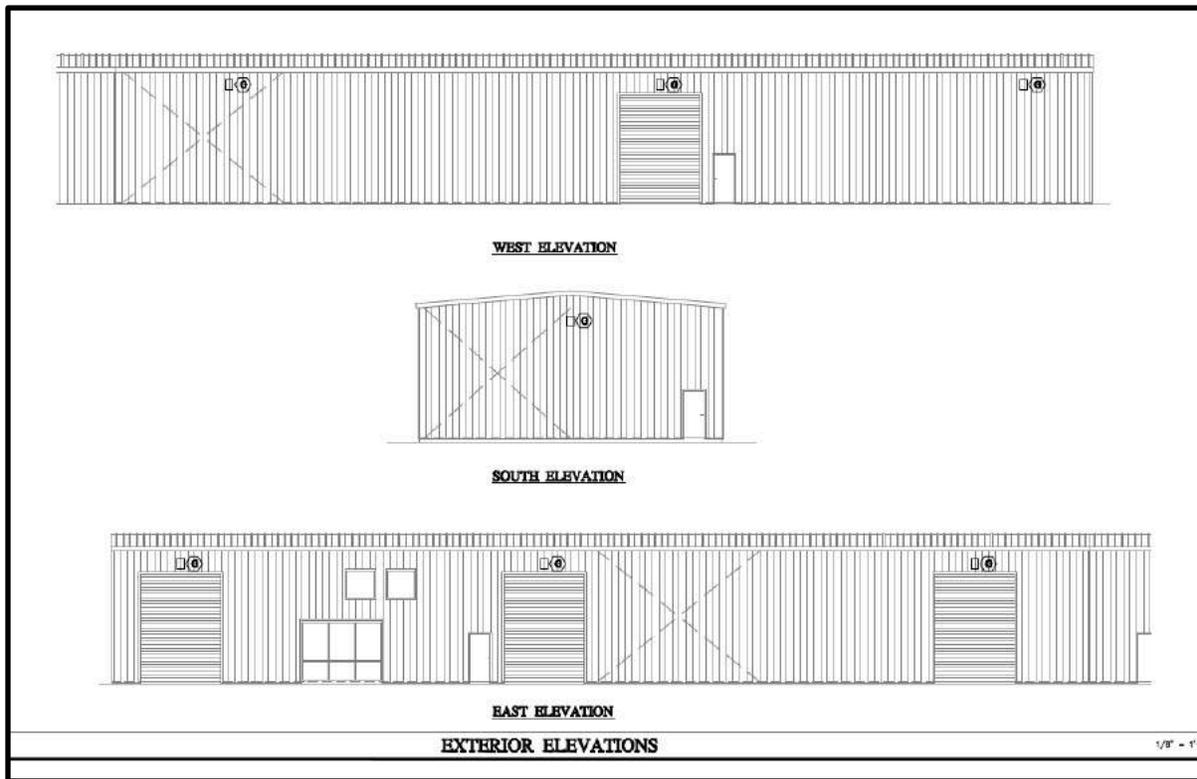
Exhibit 1: Proposed Site Plan



Building Façades

The proposed building will be a metal warehouse structure, similar to the existing warehouse on the front of the site. There will be three roll-up doors on the east side and one roll-up door on the west side.

Exhibit 2: Façade Design



The frontage of the site is landscaped and all other improvements are in place.

Staff Review

The project has been reviewed by City department heads, who have contributed conditions of approval. With these conditions it is recommended the Planning Commission vote to approve the Site Plan Review.

BACKGROUND INFORMATION

Applicant/Owner:

Todd Griffin
16247 Avenue 295
Farmersville, CA 93223

Agent/Designer

Jared Bradford
1344 W. Bravo Avenue
Woodlake, CA 93286

Location:

The site consists of one parcel located on the south side of Noble Avenue west of Farmersville Boulevard. The Assessor's Parcel Number is 128-025-007.

Request:

The applicant is requesting approval of a Site Plan Review to construct an addition to the rear (south) side of an existing warehouse. The building will feature two floors. The bottom floor will contain 6,525 square feet while the second floor will contain 1,350 square feet, for a total of 7,875 square feet. Other improvements will include additional paved parking and utility connections.

Site:

The site contains approximately 1.5 acres and is developed with an existing warehouse that houses a cabinet shop and a cannabis dispensary.

Uses on adjacent properties are as follows:

North: Commercial (restaurants, gas station)
West: Warehouse
South: Agriculture
East: Warehouse

Circulation:

The site has access from Noble Avenue, which is designated a “Collector” street by the Circulation Element of the 2025 Farmersville General Plan. In this area Noble features one travel lane and one parking lane in each direction, along with curbs, gutters and sidewalks. To the east, Noble intersects the eastbound State Route 198 offramp and further east intersects Farmersville Boulevard. Traffic at both of these intersections is controlled by roundabouts.

Zone:

The site is zoned IL (Light Industrial) by the Farmersville Zoning Map. Important standards in this zone include:

- Front Yard: 4 feet, minimum, however parking lots must be set back at least 10 feet
- Side Yards:
- Interior Side: No requirement unless site abuts a residential zone in which case a setback must be provided that is equivalent to that required for the residential zone (5 feet)
- Rear yard: No requirement
- Height: 40 feet, maximum
- Parking: 1-1/2 spaces per each 2,000 square feet of float area, or 1-1/2 spaces for each two employees are on duty during the maximum shift, whichever provides the greater number of spaces.

Surrounding zoning:

- North: CS (Service Commercial)
- West: CS (Service Commercial)
- South: I (Industrial)
- East: CS (Service Commercial)

Infrastructure:

The site has access to City water via a line under Noble Avenue. This parcel and all parcels adjoining it utilize on-site septic systems as well as on-site storm water disposal (to a basin located on the south side of the site and adjoining parcels).

Environmental Analysis:

The proposed project is categorically exempt from review by California Environmental Quality Act (CEQA) under Section 15303 (Class 3 – Construction of small new buildings).

RESOLUTION 2020-05

**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 SITE PLAN REVIEW 2020-01 (GRIFFIN) FOR THE CONSTRUCTION OF A WAREHOUSE ADDITION ON THE SOUTH SIDE OF NOBLE AVENUE, WEST OF FARMERSVILLE BOULEVARD.

WHEREAS, a Site Plan Review application was submitted by Todd Griffin 16247 Avenue 295 Farmersville, CA 93223, for the construction of a warehouse extension for an existing window and cabinet manufacturing and sales business, on a parcel on the south side of Noble Avenue west of Farmersville Boulevard. The Assessor Parcel Number is 128-025-007, and

WHEREAS, the site is zoned IL (Light Industrial) and the proposed use is listed as a permitted use in the Farmersville Zoning Ordinance, and

WHEREAS, the project includes a two-story building contains 7,875 square feet, additional parking spaces and utility connections, and

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

WHEREAS, the project is exempt from review (Section Section 15303 (Class 3 – Construction of small new buildings) under the Guidelines of the California Environmental Quality Act (CEQA), and

WHEREAS, the Planning Commission reviewed this Site Plan Review and accepted testimony, and

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 and the Farmersville Zoning Ordinance.

2. The project will not have a significant impact on the environment and is exempt from review under the California Environmental Quality Act (CEQA). A Notice of Exemption will be prepared.

3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW, THEREFORE BE IT RESOLVED THAT Site Plan Review 2020-01, as shown in Exhibit "1" and on file with the Farmersville Planning Department, is approved subject to the following conditions:

1. Include easements on the site plan, as well as any septic and well locations.
2. Improvement plans detailing all proposed work shall be submitted to the City Engineer for review and comment prior to approval of any development or issuance of permits. Improvement plans must be prepared by a registered architect or civil engineer.
3. Improvement plans shall include a grading and drainage plan. Since the project is within an existing development, topography of the existing improvements must be shown to verify that the runoff from the proposed improvements will be conveyed to an approved drainage basin that can handle the additional runoff. All elevations shall be based on the City's benchmark network.
4. Landscape and irrigation plans shall be submitted for review and approval. All new landscaping shall be in accordance with the City landscaping ordinance and include a back- flow preventer in an approved cage.
5. Details of the access aisle in front of the proposed warehouse building, including door access, usage, parking/no parking, shall be submitted to the City Engineer for review and approval.
6. Improvement plans shall show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
7. Existing utility poles and/or facilities shall be relocated if in conflict with improvements.
8. All existing overhead utilities within the project limits shall be underground.
9. R-value tests shall be provided.

10. Traffic indexes shall be approved by the City Engineer.
11. All improvements, including those within the public rights of way, sidewalk, drive approaches, curb ramps, parking, etc., shall be constructed in accordance with current Americans with Disabilities Act (ADA) standards. If the existing sidewalk in the public right of way is out of compliance, it will be required to be replaced. The drive approach to the east shall be reconstructed to current ADA standards.
12. Right of way dedication may be required for any public improvements, such as pedestrian pathway behind the drive approach.
13. An ADA-compliant path of travel is required to be provided from the public right of way.
14. Any existing wells to be abandoned shall be abandoned per Code; a building permit is required.
15. Remove or replace any existing leach fields and septic tanks in conflict with proposed improvements.
16. Fugitive dust will be controlled in accordance with the applicable rules of the San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits shall be provided to the City of Farmersville.
17. The project may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application shall be provided to the City of Farmersville.
18. If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit will be provided to the City of Farmersville.
19. On-street parking may be prohibited if deemed necessary.
20. Construct parking per City of Farmersville standards.
21. A City encroachment permit is required and shall include an approved traffic control plan if any construction within the public right of way is necessary.
22. Connection to City water system is required.

23. Connection to City wastewater system is required.
24. Separate fire service laterals shall be installed per Building Code requirements.
25. Verify with Fire Marshall if additional on-site fire hydrant is required. Comply with all fire requirements determined by the Fire Marshall.
26. The refuse enclosure shall be in accordance with State (AB 341 and AB 1826) and City standards. The refuse container location shall be approved by the Public Works Director. Utilization of the existing enclosure may be allowed with the approval of the Public Works Director.
27. Truck turning templates for refuse on-site circulation shall be provided. No backing up more than 30 feet shall be allowed. The area for refuse truck 3-point turn shall be signed NO PARKING.
28. Mailbox facilities shall be as required by USPS.
29. The site shall be maintained in a clean, dust free, litter and weed-free fashion.
30. All outdoor storage of materials and equipment shall be screened from view of the public right-of-way by minimum six foot high solid fencing (no wood).
31. At the time the site is developed the applicant will carefully review proposed outdoor lighting and require flood lamps be hooded and adjusted to not illuminate adjacent properties and roadways.
32. During development of the site, the construction contractor shall ensure that recyclable construction materials are recycled.
33. Any significant change to the site plan shall require an amendment of the Site Plan Review.

The foregoing resolution was adopted upon a motion of Commissioner _____,
second by Commissioner _____ at a regular meeting of the Farmersville
Planning Commission on the 17th of June, 2020, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

Exhibit 1: Site Plan and Elevation Drawings

