



Gregorio Gomez, Mayor
 Paul Boyer, Mayor Pro Tem
 Don Rowlett, Council Member
 Matt Sisk, Council Member
 Leonel Benavides, Council
 Member

DRAFT MINUTES
 of
Farmersville City Council
Regular Meeting

July 25, 2016 - 7:00 p.m.

Meeting held in Civic Center Council Chambers
 909 W. Visalia Road Farmersville, California

1. Call To Order

Meeting called to Order by Mayor Gomez at 7:01pm

2. Roll Call

Mayor Gomez, Mayor Pro Tem Boyer, Councilmember Sisk, Councilmember Rowlett and Councilmember Benvides - all present.

3. Invocation

Led by Mayor Gomez

4. Pledge Of Allegiance

Led by Mayor Pro Tem Boyer

5. Public Comment

Provides an opportunity for members of the public to address the City Council on items of interest to the public within the Council's jurisdiction and which are not already on the agenda this evening. It is the policy of the Council not to answer questions impromptu. Concerns or complaints will be referred to the City Manager's office. Speakers should limit their comments to not more than two (2) minutes. No more than twenty (20) total minutes will be allowed for Public Comment. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the council as each item is brought up for discussion. Comments are to be addressed to the Council as a body and not to any individual Council Member.

Alice Lopez of Farmersville expressed concerns for the condition of Deep Creek Cemetery.

Don Mason of Farmersville share concerns for the condition of Deep Creek Cemetery and intend to meet with the Exeter Cemetery District Board to address his and Ms. Lopez's concerns.

Mr. Victor Torres spoke on behalf of his family and his mother regarding 176 Birch. Has a meeting scheduled with City Manager on this matter.

6. Public Hearings

6.1. 7:00PM Public Hearing: Landscape Lighting And Maint. Districts

City Council to Conduct Public Hearing and Take Public Testimony Regarding Engineer's Reports and Proposed Assessments for 2016-2017 Landscape, Lighting and Maint. Districts Citywide. For Districts:

Notice is hereby provided that a public hearing to adopt an assessment as current for properties in the following subdivisions, pursuant to the Landscaping and Lighting Act of 1972 will take place on

July 25, 2015 at the regular meeting of the Farmersville City Council. The hearing will take place at the Farmersville City Hall, located at 909 W. Visalia Road, Farmersville, CA. The proceedings will begin at 7:00 P.M. Persons interested in favor or opposition to the proposed assessments will be provided an opportunity to comment prior to adoption of proposed assessments. The documentation for the summaries of the assessments, including engineer reports will be available at City Hall during normal business hours, located at 909 W. Visalia Road, Farmersville, CA for 15 days prior to the meeting. Please call (559) 747-0458 for more information.

Sierra Woods Subdivision

- ASSESSMENT DISTRICT NO. 96-02 - Sierra Woods Subdivision Unit No. 1, Lots 1 through 35 inclusive
- ASSESSMENT DISTRICT NO. 96-03 - Sierra Woods Subdivision Unit No. 2, Lots 36 through 49 and Lots 54 through 68 inclusive
- ASSESSMENT DISTRICT NO. 99-01 - Sierra Woods Subdivision, Unit No. 3, Lots 69 through 91 inclusive
- ASSESSMENT DISTRICT NO. 00-01 - Sierra Woods Subdivision, Unit No. 4, Lots 92 through 117 inclusive
- ASSESSMENT DISTRICT NO. 01-02 - Sierra Woods II Unit 1, Lots 1 through 20 inclusive

Sierra Woods West Units 1 thru 6

- ASSESSMENT DISTRICT NO. 04-01 - Sierra Woods West Units 1-3, Lots 1 through 14 and 16 through 54 inclusive
- ASSESSMENT DISTRICT NO. 04-02 - Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5, Lots 55 through 98 inclusive
- ASSESSMENT DISTRICT NO. 05-01 - Sierra Woods West Subdivision, Unit No. 6, Lots 99 through 132 inclusive

Walnut Grove Subdivision

- ASSESSMENT DISTRICT NO. 09-02 - Walnut Grove I, Lots 1 through 44 inclusive
- ASSESSMENT DISTRICT NO. 92-03 - Walnut Grove II, Lots 1 through 58 inclusive
- ASSESSMENT DISTRICT NO. 94-01 - Walnut Grove III, Lots 1 through 39 inclusive
- ASSESSMENT DISTRICT NO. 95-01 - Walnut Grove IV, Lots 1 through 36 inclusive

Woodcrest Estates Subdivision

- ASSESSMENT DISTRICT NO. 93-01 - Woodcrest Estates Phase One, Lots 1 through 18 inclusive
- ASSESSMENT DISTRICT NO. 94-02 - Woodcrest Estates Phase Two, Lots 1 through 18 inclusive
- ASSESSMENT DISTRICT NO. 96-01 - Woodcrest Estates Phase Three, Lots 1 through 18 inclusive

Canal Gardens Subdivision

- ASSESSMENT DISTRICT NO. 00-02 - Canal Gardens Subdivision, Lots 1 through 19 inclusive

Walnut Wood IV

- ASSESSMENT DISTRICT NO. 01-01 - Walnut Wood IV, Lots 71 through 102 inclusive

Walnut Creek Subdivision

- ASSESSMENT DISTRICT NO. 2008-01 - Walnut Creek Subdivision

Sierra Woods South West Subdivision, Unit No. 1-3

- ASSESSMENT DISTRICT NO. 2008-02 - Sierra Woods South West Subdivision, Unit No. 1-3

Walnut Woods Estate V Subdivision

- ASSESSMENT DISTRICT NO. 2008-03 - Walnut Woods Estates V

Walnut Wood Estates I & II

- ASSESSMENT DISTRICT NO. 94-03 - Walnut Wood Estates I & II, Lots 1 through 38 inclusive

Walnut Wood III

- ASSESSMENT DISTRICT NO. 97-01 - Walnut Wood III, Lots 39 through 70 inclusive

Sierra Woods South West Phase 4

- ASSESSMENT DISTRICT NO. 2009-01 - Sierra Woods South West Phase 4

Documents: [ITEM 6.1 PUBLIC HEARING LANDSCAPE LIGHTING AND MAINT. DISTRICTS ENG REPORTS.PDF](#)

6.I. Item 6.I Attachment 2 Engineers Reports

Documents: [ATTACHMENT 2 ENGINEERS REPORTS.PDF](#)

City Manager introduced this item and Tom McCurdy, Public Works Manager with Quad Knopf gave a presentation regarding engineer's reports and proposed assessments for above referenced Landscape Lighting and Maintenance Districts.

Mayor Gomez opened the Public Hearing.

No Public Testimony was offered.

Mayor Closed the Public Hearing

*Mayor Pro Tem Boyer asked if prior consolidations resulted in higher or lower assessments.
Answer: consolidations lowered overall cost to district(s).*

*Approved to advance this to Public Meeting of 8-816 for adoption of authorizing resolutions by
Motion of Boyer, Second by Gomez with 5-0 vote.*

- 6.II. 7:00PM Public Hearing Regarding Zoning Ordinance Amendment (ZOA 2016-002) And Draft Ordinance 476 Implementing Certain Aspects Of The 2016 Housing Element

City Council to Conduct Public Hearing and Take Public Testimony Regarding Zoning Ordinance Amendment (ZOA 2016-002) and draft Ordinance 476 Implementing certain aspects of the 2016 Housing Element.

Documents: [ITEM 6.II PUBLIC HEARING ZOA 2016-02 AND DRAFT ORD 476 IMPLEMENTATION OF HOUSING ELEMENT.PDF](#)

Karl Schoettler, Contract Planner presents this item and explains how each proposed amendment will advance and implement the 2016 Housing Element as required by the State of CA.

Mayor Gomez opens the Public Hearing

No Public Testimony given.

Mayor Gomez Closed the Public Hearing

Councilmember Rowlett expressed his concerns about higher density residential development. Mayor Pro Tem Byer provide examples of successful higher density developments by Self Help Enterprises and would like more open space, but understand State mandates this and an approved Housing Element is necessary to receive state funds. Mayor Gomez pointed out pluses and minuses of Villa del Rey, a dense project in Farmersville. Planner explains that project was built before Farmersville had a Zoning Ordinance.

Motion by Boyer to waive first reading and approve as presented with Second by Mayor Gomez with vote of 4-1: Gomez, Boyer, Sisk, and Benavides in favor with Rowlett, opposed.

7. Consent Agenda

Under a CONSENT AGENDA category, a recommended course of action for each item is made. Any Council Member or Member of the Public may remove any item from the CONSENT AGENDA in order to discuss and/or change the recommended course of action, and the Council can approve the remainder of the CONSENT AGENDA.

- 7.I. Consideration Of Draft Minutes Of 07-11-16 City Council Meeting
Recommend Review and Approval of Draft Minutes from July 11, 2016 City Council Meeting

Documents: [ITEM 7.I DRAFT MINTUES OF 07-11-16 CITY COUNCIL MEETINGS.PDF](#)

City Manager requested this item be pulled to address corrections.

- 7.II. Consideration Of Draft Resolution 2016-025 Authorizing Volunteer Fire Assistance Grant Acceptance

Recommend approval of draft Resolution 2016-025 Authorizing Volunteer Fire Assistance Grant Acceptance.

Documents: [ITEM 7.II DRAFT RESO 2016-025 AUTHORIZING VOLUNTEER FIRE ASSISTANCE GRANT.PDF](#)

- 7.III. Consideration Of School Resource Officer Contract With FUSD
Recommend Approval of School Resource Officer Contract with FUSD

Documents: [ITEM 7.III SCHOOL RESOURCE OFFICER CONTRACT WITH FUSD.PDF](#)

Consent Agenda Items 7.II and 7.III approved by Motion of Boyer, Second by Sisk, with Vote of 5-0 (Gomez, Boyer, Sisk, Rowlett and Benavides in Favor.)

By Council consensus- Consent Item 7.I to be brought back at future meeting with corrections.

8. Discussion Action Items (New Business)

- 8.I. Request For Community Center Rental Fee Waiver
Consider Request by Team KO Training Center for financial support / fee waiver for proposed youth karate tournament to be hosted at Farmersville Community Center.

Documents: [ITEM 8.I FEE WAVIER REQUEST FOR COMMUNITY CENTER.PDF](#)

City Manager introduces this Item, with Mayor Gomez asking proponent to present their request and describe their proposed youth Karate event. Manger Jansons explains options for consideration.

Councilmember Benavides inquiries about proponent coordinating with B & G Club staff which they had done informally. Jansons remind proponent and Council that City will require insurance by the group hosting the event.

Motion by Councilmember Benavides to approve having City be a co-sponsor of the youth karate tournament as way to waive use fee contingent upon receipt of insurance rider, with a Second by Mayor Pro Tem Boyer with a vote of 5-0. Gomez, Boyer, Sisk, Rowlett and Benavides all in favor.

- 8.II. Consideration Of Agreements To Increase Services At Senior Center
Recommend Approval of Agreements to deploy CDBG funds to Increase Services at Farmersville Senior Center.

Documents: [ITEM 8.II SENIOR CENTER SERVICES AGREEMENTS.PDF](#)

City Manager informed Council of having completed the follow-up tasks as directed by Council following consideration of this item on July 11.

Comments by Don Mason of Farmersville against the proposed agreements.

Ronnie Martin of Farmersville spoke against the proposed agreements.

Joanie Theman (sp?) of Exeter asked about home delivery for her mother who is a Farmersville resident. Program Director Albert Cendejas with CSET explained CSETs' home delivery program and provided an overview of services proposed for Farmersville.

Frank Hernandez of Farmersville expressed dissatisfaction with the food provided by CSET.

Ronnie Martin commented further about his being against this proposal.

Virginia Wakefield spoke against the proposed agreement and cited her grievances the Senior Center Board of Directors.

Alice Lopez of Farmersville expressed her concern for seniors.

Councilmember Rowlett offered his thoughts on acceptance of assistance that comes with strings attached vs freedom via an Aesop's fable.

Mayor Pro Tem Boyer expressed desire to reach the most seniors in need. Wants it clear that CSET hours will be 9am-1pm, with the Center free to do as they please outside of CSET program delivery hours. And encourages the Center to seek more donations and volunteers to help them.

Mayor Gomez reiterates his and the City's objective is to reach more seniors in need who are currently not being assisted.

Fereleen Schultz, President of the Senior Center Board of Directors publically thanked Virginia Wakefield for her years of service working at the Center.

Motion by Mayor Pro Tem Boyer to approve Sub Recipient Agreement with CSET with a Second by Sisk with vote of 3-2. Gomez, Boyer and Sisk in favor. Benavides and Rowlett Opposed.

Motion by Mayor Pro Tem Boyer to approve Use Agreement with Farmersville Senior Center Inc. with a Second by Sisk with vote of 3-2. Gomez, Boyer and Sisk in favor. Benavides and Rowlett Opposed.

Motion by Mayor Pro Tem Boyer to amend agreement(s) to cite hours of operation as 9 a.m. to 1:00 p.m. with Second by Sisk with vote of 5-0. Gomez, Boyer, Sisk, Benavides and Rowlett in favor.

- 8.III. Consider Request For A Letter Of Public Convenience Or Necessity For A Type 20 Off-Sale Alcohol License (Beer And Wine) License For Rite Aid Located At 1710 N. Farmersville Blvd. Recommend Approval of request for a Letter of Public Convenience or Necessity for a Type 20 Off-Sale Alcohol License (Beer and Wine) License for Rite Aid located at 1710 N. Farmersville Blvd.

Documents: [ITEM 8.III LETTER OF CONV AND PUBLIC NEC FOR ABC LIC FOR RITE AID 1710 N FARM BLVD.PDF](#)

Approved as presented by Motion of Gomez with Second by Boyer by vote of 3-2 with Gomez, Boyer and Sisk in favor and Rowlett and Benavides opposed.

- 8.IV. Review Of Rite Aid Approval Process And Review Of City's Design Guidelines As Requested by City Council, Conduct a Review of Rite Aid Approval Process and Review of City's Design Guidelines.

Documents: [ITEM 8.IV RITE AID DESIGN PROCESS AND DISCUSSION OF CITY DESIGN GUIDELINES.PDF](#)

Council direction by consensus to schedule a joint meeting of the City Council and Planning Commission to conduct a work study session to consider possible updates or amendments to design guidelines or Zoning Ordinance.

- 8.V. Discussion Of Proposed Wireless Antenna
Discussion of Proposed Wireless Antenna with Possible Direction to Staff.

Documents: [ITEM 8.V PROPOSED WIRELESS ANTENNA APPLICATION.PDF](#)

Council direction by consensus to bring forward an urgency ordinance placing a moratorium on cellular communication towers/ antennas/ monopole facilities until Council may consider regulations and possible approval procedures.

- 8.VI. Consideration Of Response To 2016 Tulare County Grand Jury Report
Recommend Approval of Response to 2016 Tulane County Grand Jury Report and Authorize Submitting the Response.

Documents: [ITEM 8.VI CITY RESPONSE TO TULARE COUNTY GRAND JURY.PDF](#)

Councilmember Rowlett compliments city manager for his good work on this item,

Motion by Councilmember Sisk to submit the Response prepared as the City's response to the Tulare County Grand Jury with a Second by Rowlett by vote of 5-0. Gomez, Boyer, Sisk, Rowlett and Benavides all in favor.

9. Council Reports

Councilmember Benavides informs Council he may be out a few weeks and miss next couple of meetings. Thanks Police, Fire and Public Works for the work they do.

Councilmember Rowlett pleased with City staff and City's contractors, but is concerned that he believes Mid Valley charges 30% more in Farmersville than they charge in Exeter and wants staff to look into if other cities are getting a better deal tah we are.

Councilmember Sisk thanks Public Works for the job they do.

Mayor Pro Tem Boyer would like City to Contact the County about their ROW north of Farmersville 198 overpass to improve safety.

10. City Manager Report

City Manager Jansons provides brief update on Receipt of Safer Grant, Citywide Re-stripping project for traffic safety ahead of school starting, meeting with De Palma Homes, Graffiti abatement, upcoming Council newsletter and vacation plans.

11. City Attorney Report

No Report

12. Future Agenda Items

12.I. Future Agenda Items

- 1) Resolutions to Adopt Landscape Lighting and Maintenance District Assessments Aug. 8, 2016
- 2) Sports Park Notice of Completion (TBD).
- 3) Program Income Re-Use Opportunities (TBD).

13. Adjourn To Closed Session Or Adjourn To Next Meeting

Adjourned to Closed Session at 9:35 PM.

13.I. Closed Session

PENDING LITIGATION (Government Code § 54956.9). It is the intention of this governing body to meet in closed-session concerning: Conference with legal counsel – ANTICIPATED LITIGATION (Government Code § 54956.9(d)).

Significant exposure to litigation (Government Code § 54956.9(d)(2)).

Number of potential cases is: 1.

Facts and circumstances clearly known to potential plaintiff (if any) that might result in litigation (Government Code § 54956.9(e)(2)) :

14. Reconvene To "Report Out" Of Closed Session And Adjournment

Councilmember Benavides leaves closed session at 9:57

City Council provided direction to City Attorney and City Staff with No Reportable action.

Adjourn at 10:15 PM

NOTICE TO PUBLIC

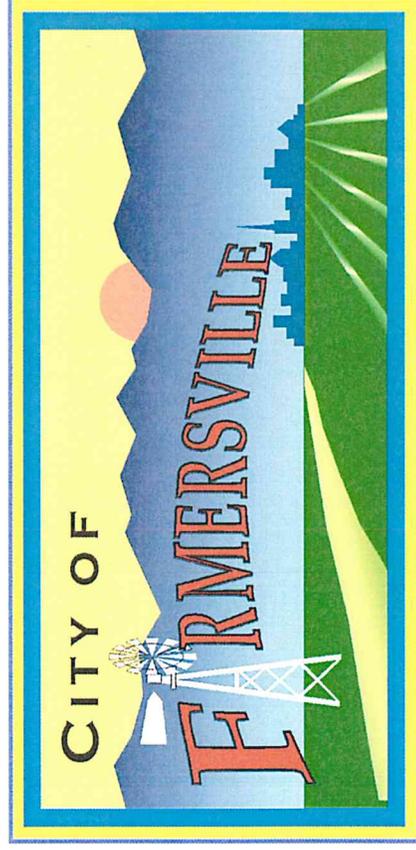
The City of Farmersville Civic Center and City Council Chambers comply with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact City Hall at (559) 747-0458 please allow at least six (6) hours prior to the meeting so that staff may make arrangements to accommodate you.

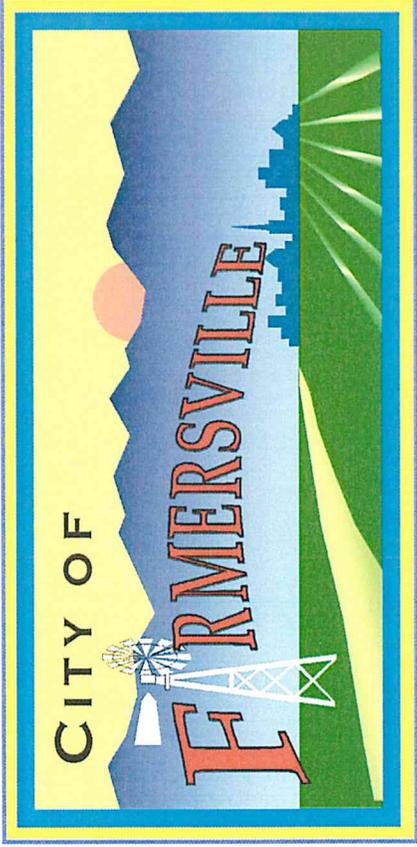
Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City's offices during normal business hours.

Drafted by: [Signature]

Farmersville City Council

July 25, 2016





Zoning Ordinance Amendment 2016-02
(Housing Element)

Zoning Ordinance Amendments

1. Add “Supportive Housing” and “Transitional Housing” as permitted uses in the R-1 zone.
2. Establish a minimum density of 20 units per acre in the RM-2.5 zone
1. **Supportive and Transitional** housing similar to group homes – already permitted in R-1 zones. Supportive and Transitional already permitted in multi family zones.

“Transitional Housing”

“Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”

“Supportive Housing”

“No limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260 (of the State Housing Code) and that is linked to on site or off site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and when possible, work in the community.”

2. Minimum density of 20 units per acre in RM-2.5 zone

- RM-2.5 zone currently allows a maximum of 26 units per acre.
- State believes a high minimum density will promote affordability; cities won't squander land on lower density projects.

Issue 1:

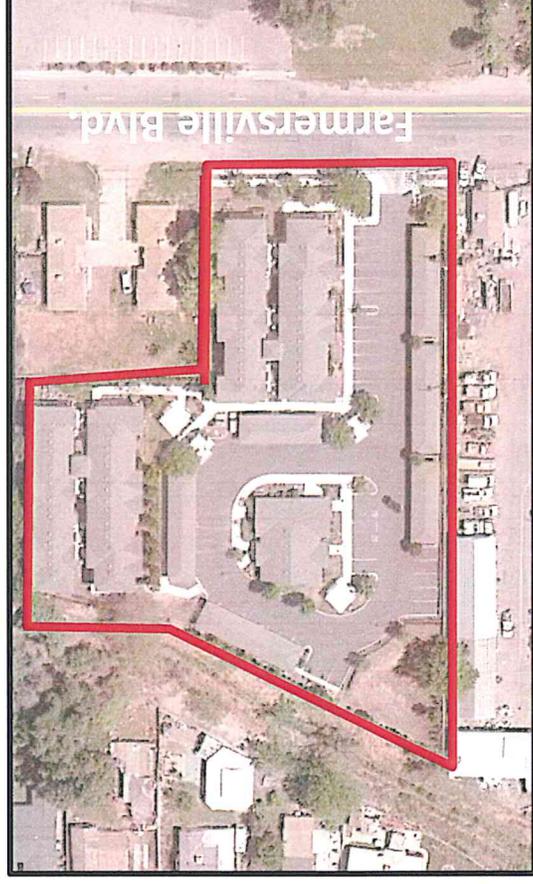
Many other affordable projects built at densities less than 20 du/ac.

- Park Creek Village (13.9 du/ac)
- Gateway Village (15.7 du/ac)
- Farmersville Senior Housing (19 du/ac)
- Villa Del Rey (24.3 du/ac)
- Demonstrates that a lower density can achieve affordability goals.

Villa Del Rey – 24.3 units per acre



Farmersville Senior Housing – 19.2 units per acre



Issue 2: Parcel Size

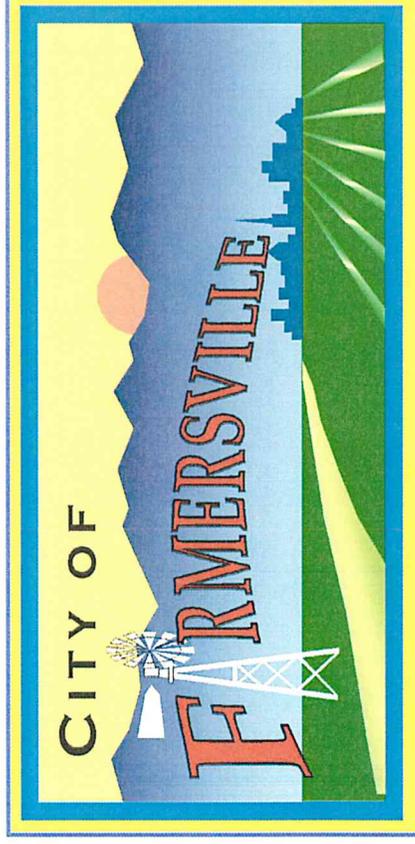
- State is only concerned with larger parcels – those that can accommodate 16 units or more – equates to 0.6 acre.
- City can only count those towards available land inventory in Housing Element.
- Minimum density standard need not apply to smaller parcels.

Recommendation:

- Amend Zoning Ordinance to establish a minimum density of 20 units per acre unless applicant can demonstrate that a lesser density will achieve affordability goals set forth in the Housing Element.
- Ordinance 476 implements both amendments

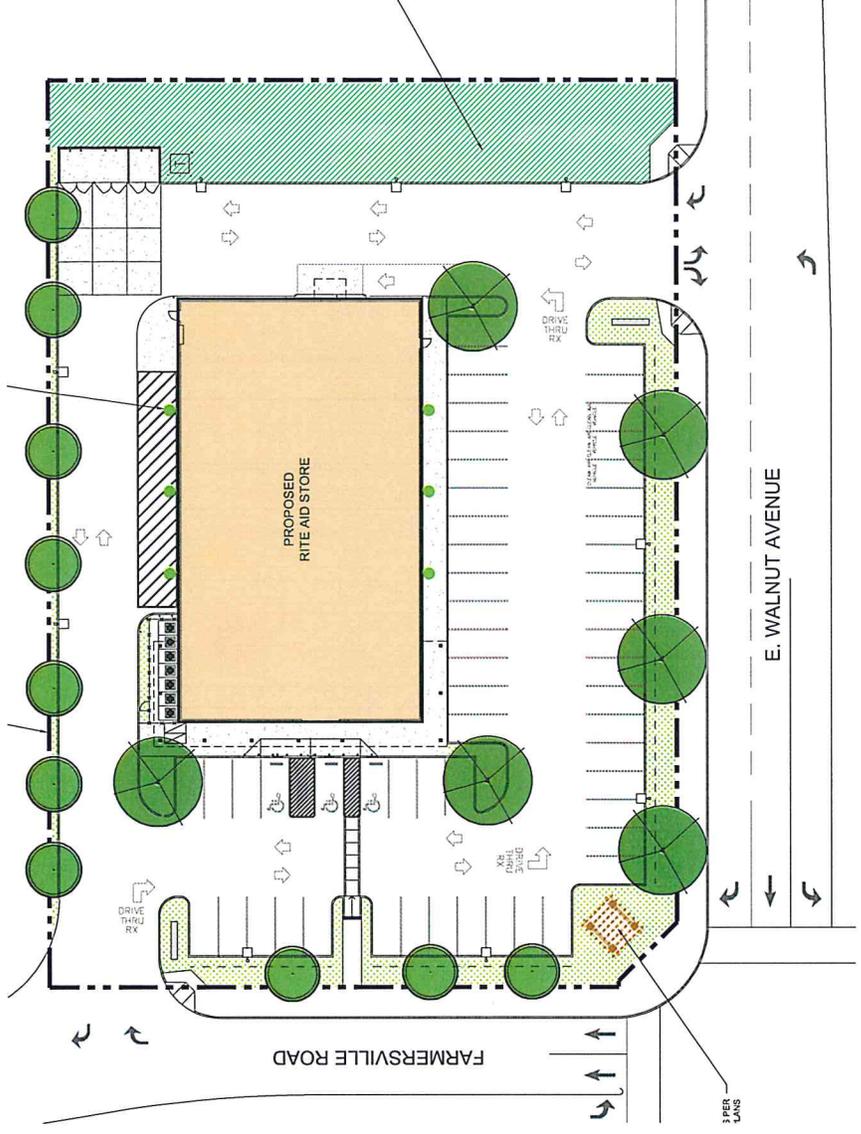
Recommendation

1. Questions/comments
2. Open public hearing for comments
3. Close public hearing. Final questions/comments
4. Vote to Introduce Ordinance #476



Rite Aid Design Issue

- C.U.P. approved by Planning Commission on May 20, 2015
- Reviewed against zoning ordinance and design guidelines
- No prohibition against metal buildings.
- Design guidelines does include strategies for good design for metal buildings
- Concern about why Exeter and Woodlake got masonry buildings.



-Applicant indicated Farmersville socioeconomic could not support costs of masonry building

-Would cancel project

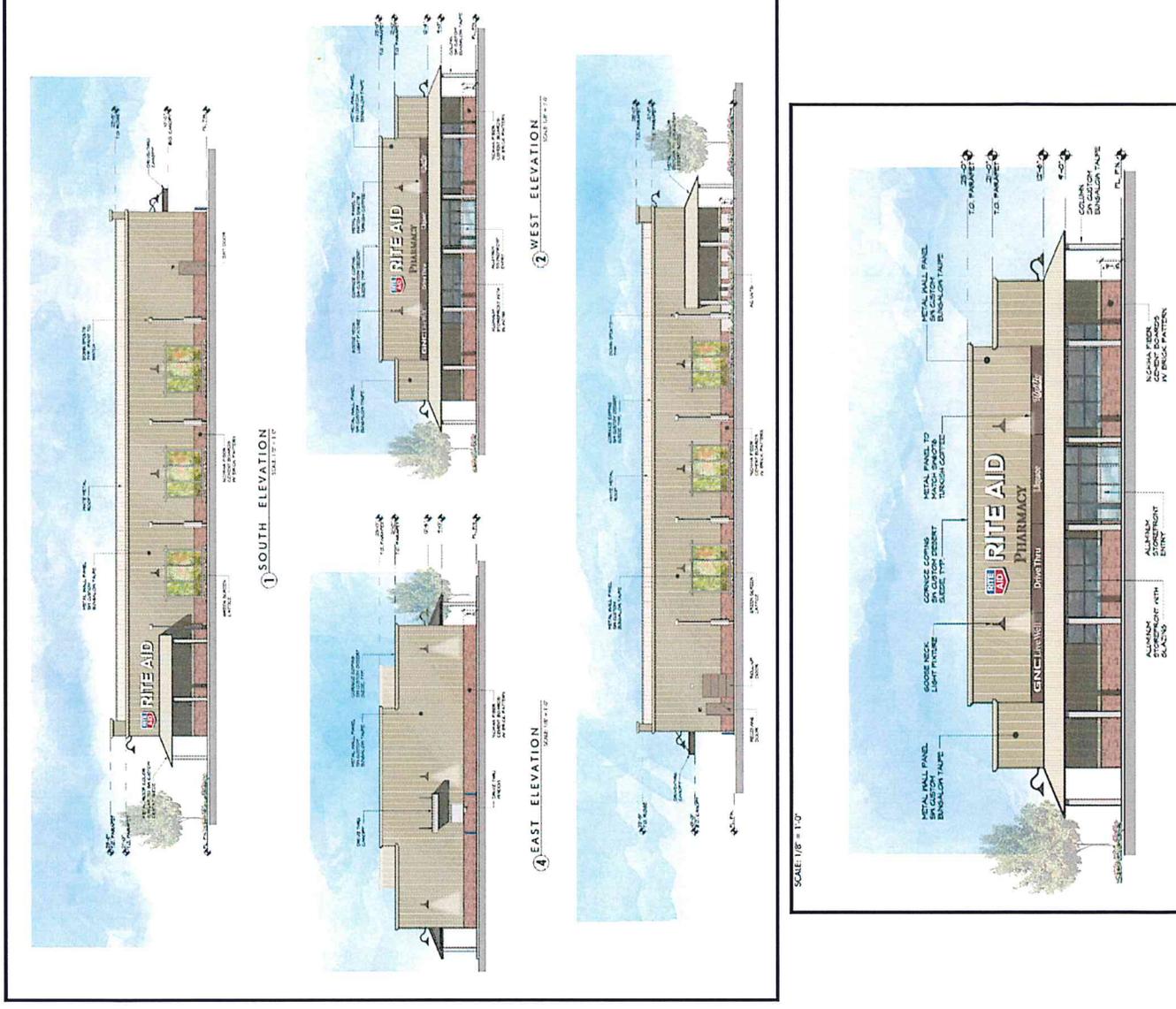
-Strategies to improve building were recommended

-Applicant agreed to these:

- Western false front style
- Metal trellises
- Accent lighting
- Brick band around base
- Split rail fencing
- Arbor at street corner

Challenge

The balancing act of good design and bringing in new development.



Architectural Style

Do not require any style of architecture but encourages styles that are historic to the San Joaquin Valley:

- Western
- Spanish
- Mediterranean
- Neoclassical

-Other strategies:

- Architectural elements (windows, cornices, wall variations, etc.)
- Site/building layout
- Parking design
- Landscaping
- Project elements
- Special uses

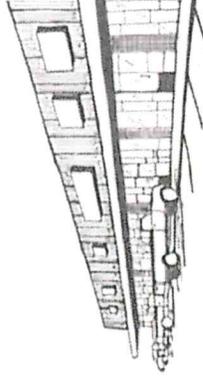
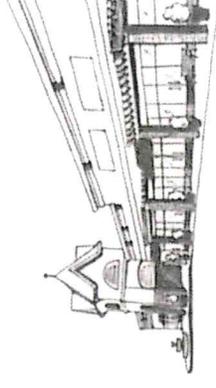
5.7 Architectural Strategies

Commercial buildings should be pedestrian in scale, utilizing the following design techniques and mechanisms:

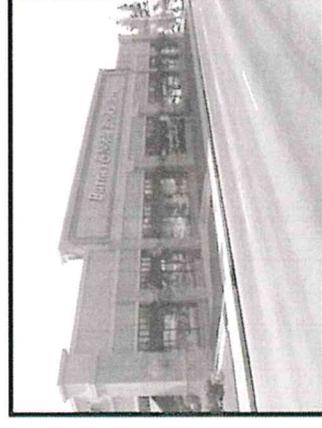
1. Architectural styles that reflect the traditions and history of Farmersville and the San Joaquin Valley are preferred over "modern" "contemporary" and franchise design styles that are repeated in every other community. Preferred commercial styles include Spanish, neoclassical, Mediterranean and Western false front. The City maintains a photo library of good examples of these styles.
2. Buildings should be articulated in a fashion similar to the pedestrian-oriented buildings found in downtowns. Use of insets, overhangs or arcades (roofed passageways), cupolas or clock towers, arbors and other design elements are encouraged. Building facades should avoid blank walls greater than 30 feet in length at street level.
3. Use three-dimensional cornice treatments, parapet wall details, overhanging eaves, etc. to enhance the architectural character of the roof, and conceal roof equipment. For large buildings, roof lines should be varied to reduce mass and building scale.
4. Buildings should feature large show-windows along sidewalks and along street frontages.
5. Roof-mounted equipment should be screened from view with parapet walls or similar screening devices.

(continued on next page)

Preferred
Variety in facade and roofline



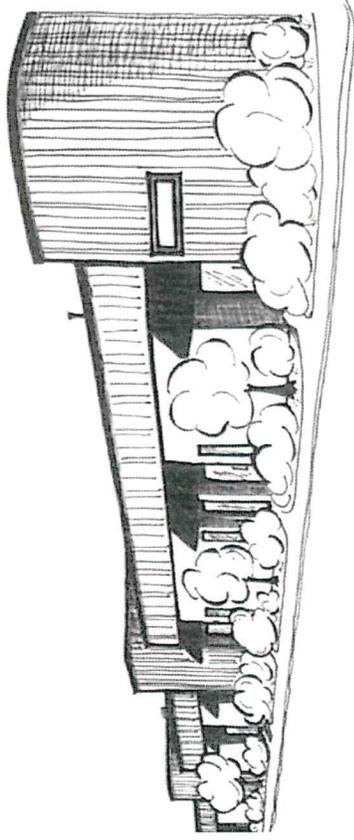
Discouraged



No blank walls! This building has generous windows (shaded with awnings) along the street. It could have just as easily been a blank wall.

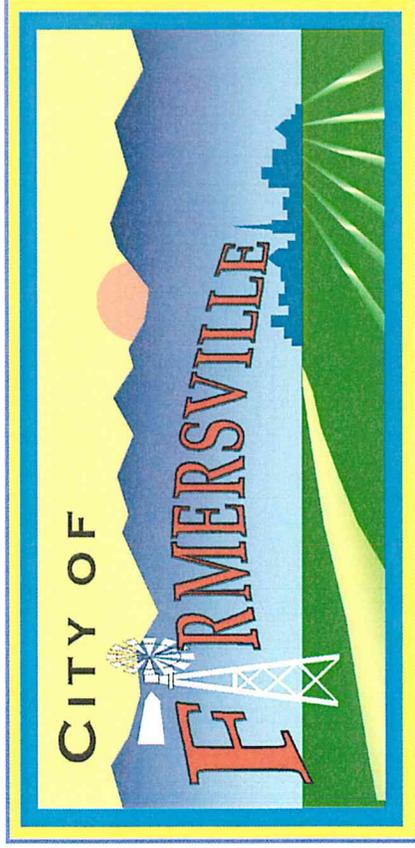
Metal building guidelines:

1. Metal buildings are discouraged in downtown and neighborhood commercial areas.
2. Where metal buildings are used, they should receive heightened architectural treatment – standard box forms are strongly discouraged. The use of insets, awnings, trellises and varying (but muted) color schemes should be considered.

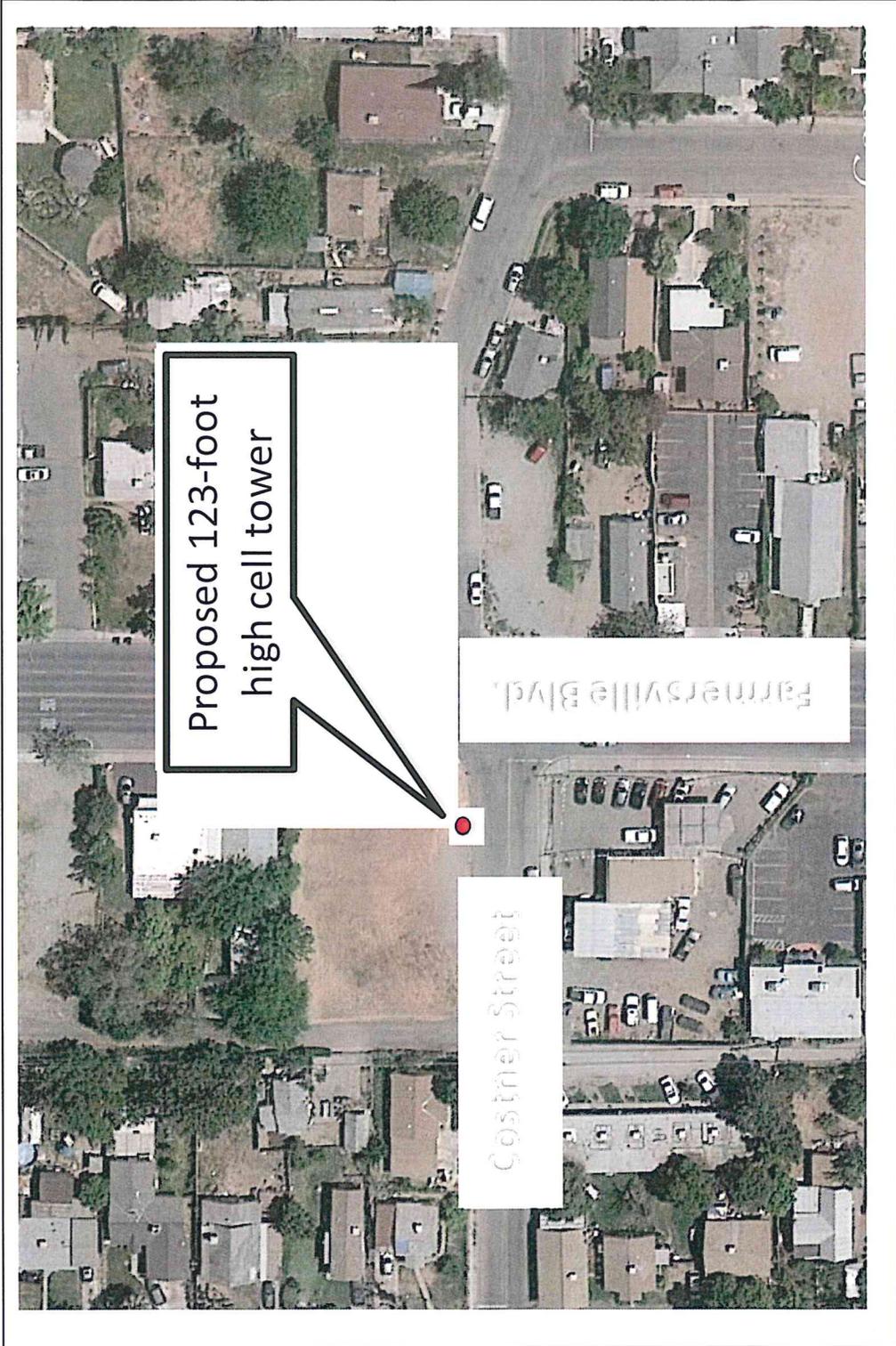


Where used, metal buildings should include heightened architectural detailing such as varied wall and roof planes, colors and awnings.

Cell Tower Issue



City has received encroachment permit application for 120-foot high wireless antenna in right of way of Costner, west of Farmersville Blvd.



Issues:

-Applicant considers themselves a utility like power company or phone company with poles.

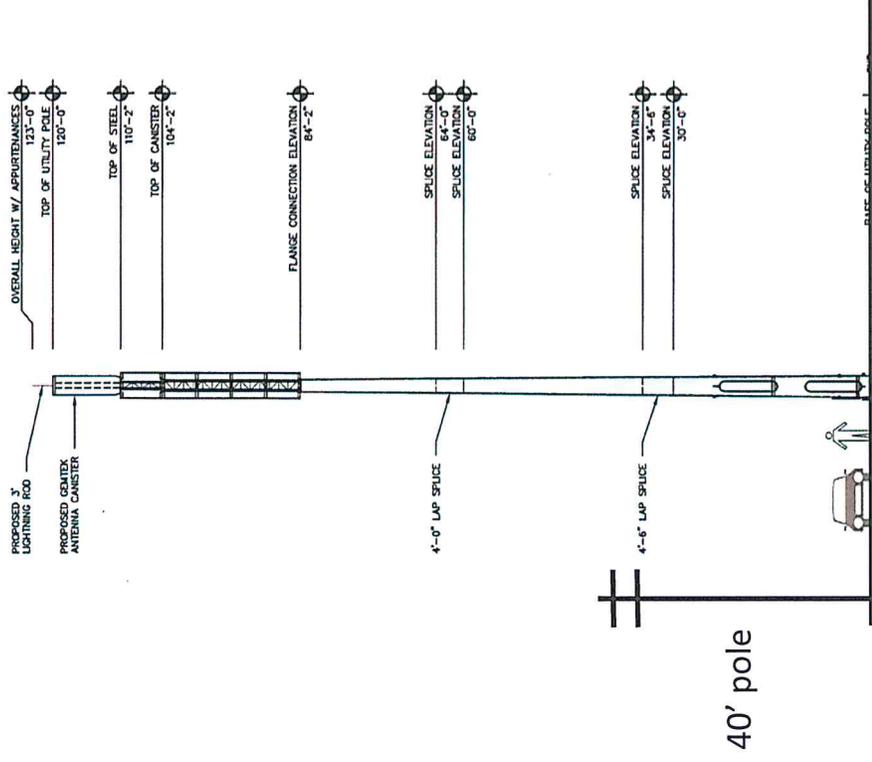
-City's existing rules are minimal.

-Only an encroachment permit is necessary – not a Conditional Use Permit

-Very tall and unsightly

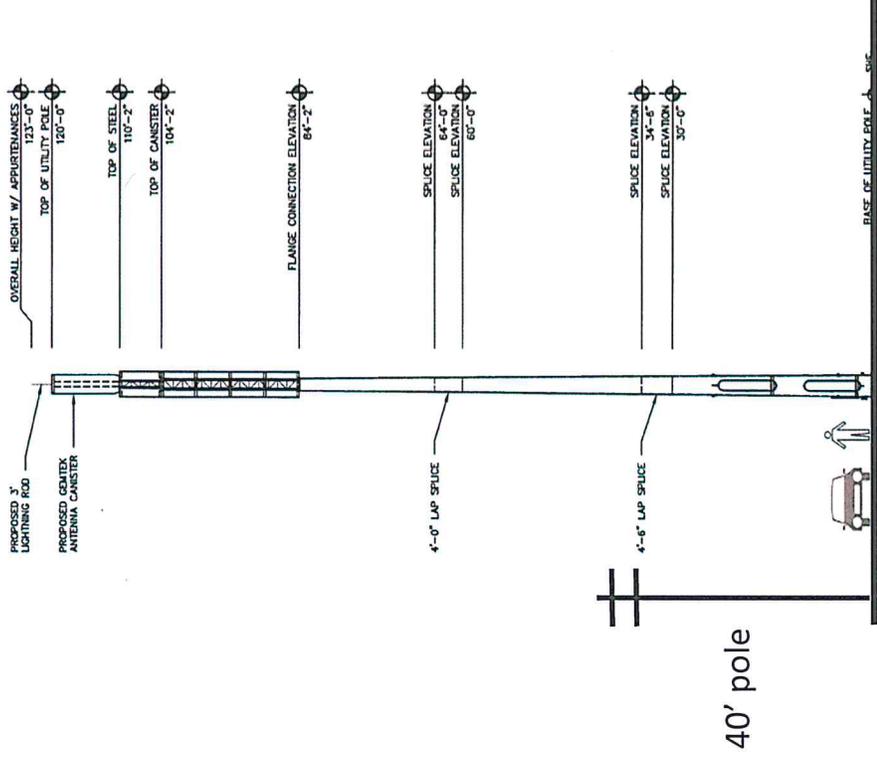
-Advantages for applicant: No rent, no fees. Reduced costs (versus cabling).

-More could be on the way!



Some cities have adopted standards to regulate:

- Poles can be no taller than existing utility poles or street lamps
- Equipment must be designed to blend in
- Requires third party review application to determine whether facility is absolutely necessary – no other solution exists.
- Requires environmental review (CEQA)
- *Examples of design solutions:*

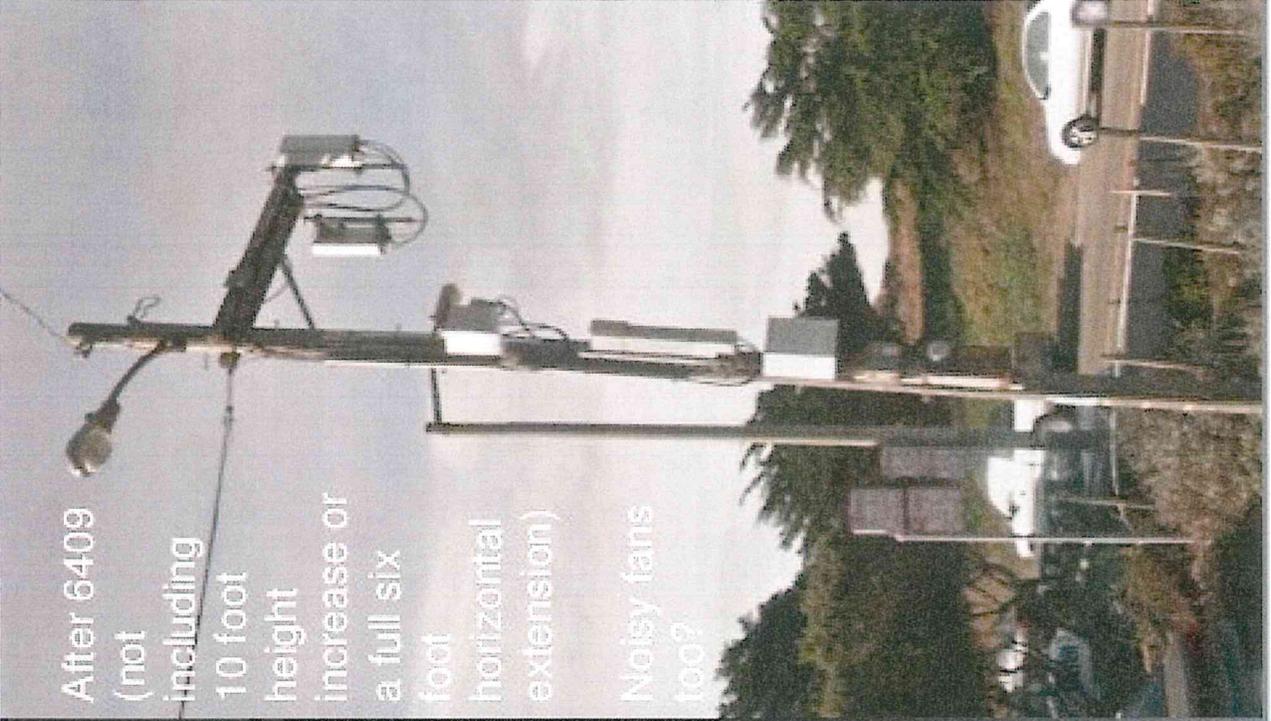


Wireless facility added to existing street lamp





Before
6409



After 6409
(not including
10 foot
height
increase or
a full six
foot
horizontal
extension)

Noisy fans
too?

Recommendation:

- Ask staff to adopt an urgency ordinance at next meeting
- Requires 4/5 vote;
- Puts standards in effect immediately for 45 days. Can be extended twice giving time for permanent adoption

