



City of Farmersville
Planning Commission Agenda
October 21, 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. 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.

5. Approval of Minutes: September 16, 2020.

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

6. Public Hearings

A. **Conditional Use Permit 2020-02 (Yu).** A request for a Conditional Use Permit to establish a massage business at 648 N. Farmersville Boulevard. **Resolution 2020-09.**

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

7. Other Business

A. **Zoning Ordinance Update workshop.** A review of the existing zoning code and presentation of a Visual Preference Survey.

B. **Downtown Specific Plan workshop.** Kickoff workshop for preparation of the Downtown Farmersville Specific Plan.

8. City Planner's Comments, Commissioner Comments.

9. Adjournment.

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

Next Resolution number: 2020-10.

Public Notification: Agenda posted 72 hours prior to meeting date

Date/Time posted: (October 16, 2020), 5:00 p.m. Verified by _____

Upcoming City Council meetings:

October 26, November 9, 23

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: September 21, 2020
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Conditional Use Permit 2020-02 (Yu (Moonlight Spa)). A proposal to establish a massage business at 648 N. Farmersville Boulevard

Summary/Recommendation

The applicant is requesting a Conditional Use Permit to establish a massage business in an existing commercial building at 648 N. Farmersville Boulevard. Massage businesses are required to apply for a Conditional Use Permit. It is recommended that the Planning Commission conduct a public hearing and vote to approve the request, subject to conditions of approval by adopting Resolution 2020-09.

Analysis

The applicant is seeking approval to establish a massage business, in a retail space within an existing commercial building located in downtown Farmersville, on the east side of Farmersville Boulevard, south of Pepper Street.

The site is zoned CC (Central Commercial) and massage businesses are permitted in this zone, subject to a Conditional Use Permit and also subject to special standards contained in Section 5.18 of the Farmersville Municipal Code (see Attachment 1).

According to the applicant's submittal the business would be open from seven days a week from 9:00 am to 10:00 pm. Two persons will be employed by the business.

Figure 1 shows the proposed floor plan for the business. The use is proposing a reception/waiting area, four treatment rooms, and a restroom.

Massage businesses are currently closed by order of the State due to the COVID-19 pandemic. It is unknown when the State will allow operations to resume. A condition is included in the resolution prohibiting operation of the business until the State and County Health Department have given the okay for massage businesses to resume operations

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The City's massage ordinance lays out strict requirements for the operation of massage businesses. Some key requirements include:

- Prior to working, all practitioners must be licensed by the State of California as a massage therapist.
- All employees must undergo a LiveScan or comparable background check prior to granting a business license.
- Prior to working, all employees must present to the City a current US driver's license or comparable US identification card.
- The business must comply with all regulations for health and sanitation (FMC 5.18.050)
- The business is subject to inspection by City Police, Fire and Code Enforcement personnel at any time.

The Police Department has reviewed the application and is cautious about this type of use. However, provided the business operates in compliance with the City's rules and is inspected by the Department on a regular basis, it is recommended it be approved.

BACKGROUND INFORMATION

Applicant: Dong Mei Yu
1294 W. Palo Alto Ave.
Fresno, CA 93711

Property
Owner: Mohammad Ghani
1414 N. Vickie St.
Visalia, CA 93291

Location: The subject site is an existing commercial building on the east side of Farmersville Boulevard, south of Pepper Street. The Assessor Parcel Number is 129-131-018.

Request: The applicant is requesting approval for a Conditional Use Permit to operate a massage business. The business would be open seven days per week from 9:00 am to 10:00 pm. Two employees will typically work at any given time.

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Site: The site is a retail space within an existing commercial building in downtown Farmersville. Adjacent uses include commercial businesses on the north, south and west, and single family residential homes to the east.

Surrounding land uses are as follows:

North: Commercial
South: Automated car wash
East: Single family dwellings
West: Commercial

Zone: The site is currently zoned CC (Central Commercial). This zone is intended for a variety of commercial uses that are suitable in the downtown, including stores, restaurants and offices, among other uses.

Surrounding zone classifications are as follows:

North: CC (Central Commercial)
South: CC (Central Commercial)
West: CC (Central Commercial)
East: R-1 (Single Family Residential)

General Plan: The site is designated “Central Commercial” by the Land Use Element of the 2025 Farmersville General Plan. The CC zone is consistent with this designation.

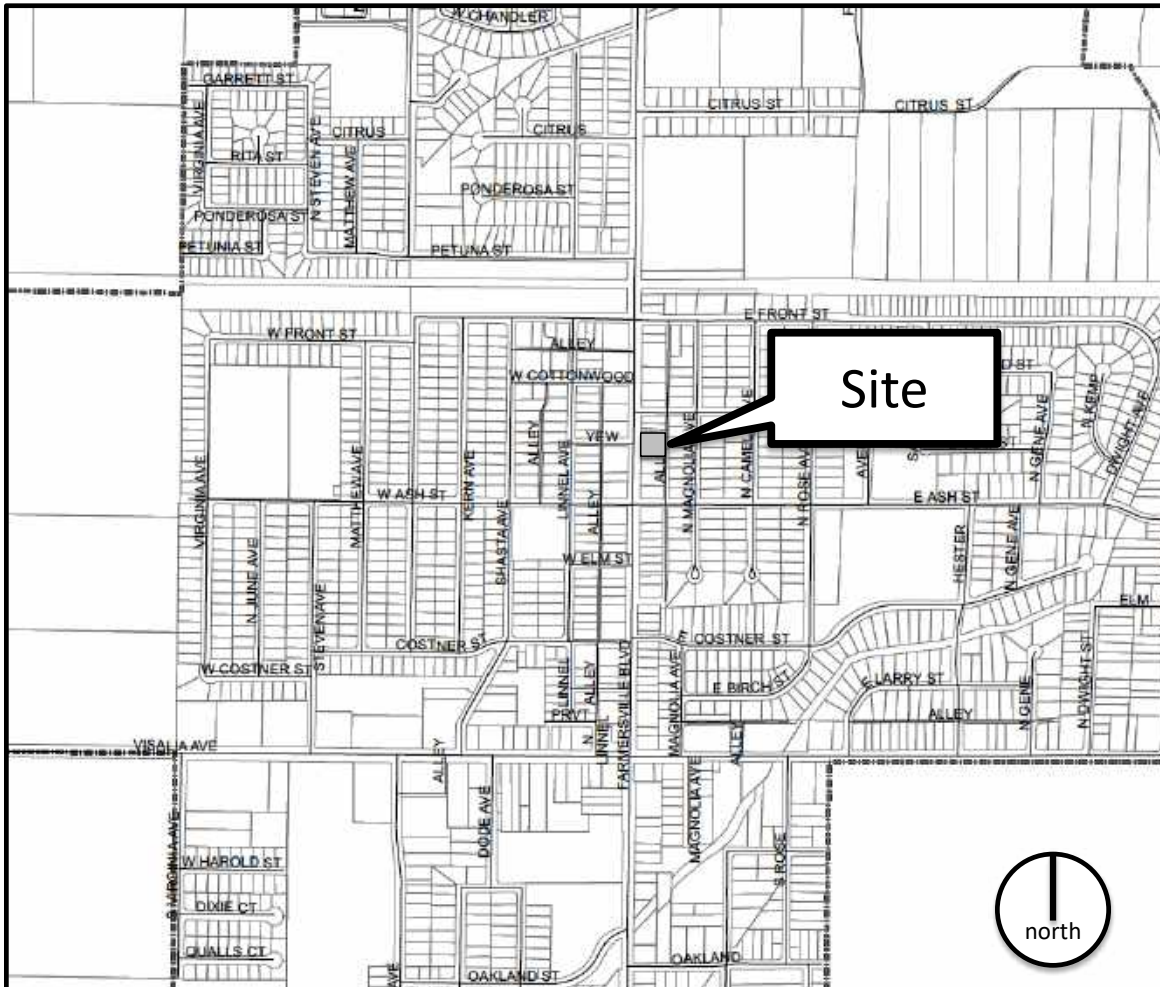
Access: Access to the site is primarily provided by Farmersville Boulevard. This street is classified as an Arterial roadway and in the vicinity of the site features two lanes in each direction, along with curbs, gutters and sidewalks, along with on-street diagonal parking. There is also an alley to the rear of the site. There is some unimproved space for parking to the rear of the building but sufficient parking exists on the street along Farmersville Boulevard.

Infrastructure: 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 for environmental impacts under the California Environmental Quality Act (CEQA) – Section 15301 (a) (Re-use of existing buildings with minimal changes).

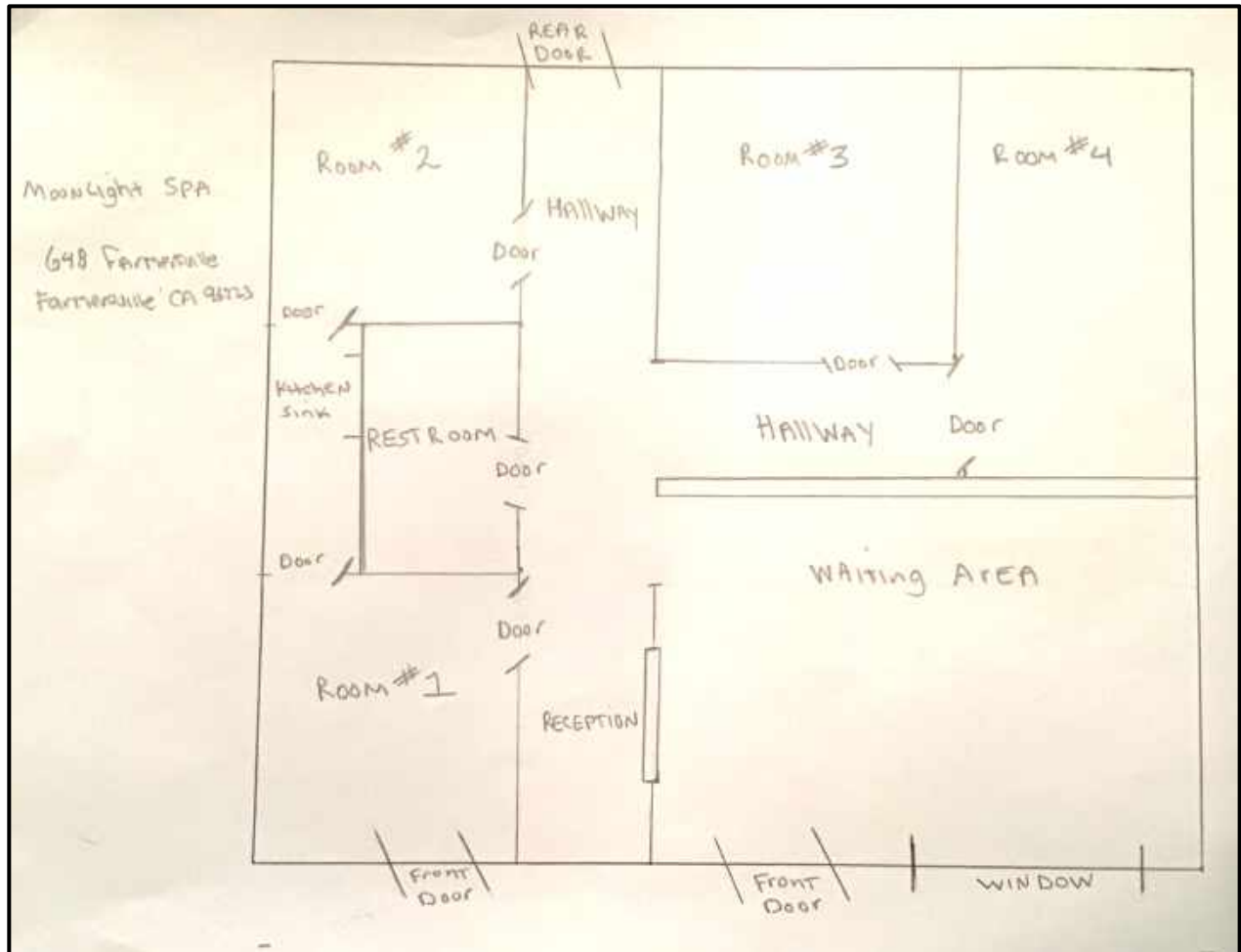
Map 1: Location



Map 2: Aerial Photo



Figure 1: Proposed Floor Plan



ATTACHMENT 1
Farmersville Massage Business Ordinance

5.18.010 Definitions.

For the purposes of this Chapter, unless otherwise apparent from the context, the following words or phrases used in this Chapter are defined as follows:

(a) “**CAMTC**” means the California Massage Therapy Council created pursuant to section 4600.5 of the California Business and Professions Code.

(b) “**Massage**” means to apply any method of pressure on, or friction against, or stroking, kneading, rubbing, tapping, pounding, or stimulating the external parts of the human body with the hands or other parts of the body, with or without the aid of any mechanical or electrical apparatus or appliance, or with or without supplementary aids, such as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotions, ointments or other similar preparations commonly used in this practice.

(c) “**Massage establishment**” shall mean any fixed location where any person is given a massage in exchange for any gratuity or consideration.

(d) “**Massage therapist**” and “**massage practitioner**” shall mean person who has obtained a certificate from the CAMTC pursuant to Chapter 10.5 of Division 2 of the California Business and Professions Code (commencing with section 4601).

(e) “**Operator**” means any person who supervises, manages, directs, organizes, controls or in any other way is responsible for or in charge of the overall operation, conduct or activities of a business that provides massage services.

(f) “**Owner**” means any of the following:

- (1) The sole proprietor of a massage business;
- (2) Any general or limited partner of a partnership that owns and operates a business that provides massage services; or
- (3) Any individual person who has an ownership interest in a firm, association, partnership, corporation, limited liability company, joint venture that owns a business that provides massage services.

(g) “**Person**” shall mean any natural individual, firm, association, partnership, corporation, limited liability company, joint venture, or combination of individuals.

(h) “**Sole proprietor**” means is a business where the owner is the only person employed by that business to provide massage services.

5.18.020 General Business License Required.

(a) It shall be unlawful for any person to engage in, conduct, or carry on, or permit to be engaged in, conducted, or carried on, any commercial or business activity in which a massage service is provided within the limits of the City of Farmersville without having a valid business license issued under Chapter 5.04 of the Farmersville Municipal Code, which said Chapter shall be fully applicable except to any extent expressly indicated otherwise in this Chapter.

(b) Notwithstanding any other provision in the Farmersville Municipal Code, a business license issued to, or sought by, a business which provides massage services within the City of Farmersville shall be invalid, or subject to denial, unless all of its personnel who provide massage services and all of its operators and owners have a valid massage therapist or massage practitioner certificate issued by the CAMTC under Chapter 10.5 of Division 2 of the California Business and Professions Code (commencing with section 4601).

(c) Unless otherwise prohibited by state or federal law, every person applying for a business license for a business that will provide massage services must pay for and complete a LiveScan or comparable background check and provide the results thereof to the City in connection with their application for an initial business license. Such applicant must also verify their identity by presenting an unexpired identification card or driver’s license issued by any U.S. state or the federal government.

(d) Notwithstanding any other provision in Chapter 5.04 of the Farmersville Municipal Code, in lieu of the City Clerk, the City Manager or her/his designee shall be responsible for accepting, processing, issuing, denying and revoking any business license or business license application of any person or business that provides massage services.

5.18.030 Exemption from license requirement.

(a) Except to the extent expressly stated otherwise, the provisions of this Chapter shall not apply, to the following classes of individuals or businesses while engaged in the performance of their duties only if

sufficient documentation verifying exempt status is furnished to the City Manager or her/his designee:

- (1) Employees of state-licensed hospitals, nursing homes, sanatoriums and other state-permitted health care facilities while working in those facilities;
- (2) Individuals holding a valid permit or license to practice the healing arts under the laws of the State of California, including but not limited to physicians, surgeons, chiropractors, osteopaths, naturopaths, podiatrists, acupuncturists, physical therapists, registered nurses and licensed vocational nurses;
- (3) Barbers, cosmetologists, estheticians and manicurists who are duly licensed under the laws of the State of California while providing a massage service within the scope of such licenses, only if the massage is limited to the neck, face, scalp, feet or lower extremities below the knees and elbows of the consumer and this exemption shall not apply to full body work or full body massage;
- (4) Any school of massage approved by the CAMTC and the students thereof while formally in training, only if the students provide a massage service only under the direct personal supervision of an instructor who is physically onsite;
- (5) Accredited colleges and universities whose coaches and trainers are acting within the scope of their employment; and
- (6) Trainers of amateur, semi-professional or professional athletes or athletic teams while engaging in their training responsibilities for and with athletes or during competition in a specific event.

5.18.040 Responsibilities of Massage Businesses.

(a) For the purpose of enforcing the requirements of this Chapter, and in accordance with section 4612(c), the owners and operators of a massage business within the City of Farmersville shall be fully responsible for the conduct of all of its employees and independent contractors working on its premises.

(b) If any owner, operator, employee or independent contractor of a massage business violates any provision of the Farmersville Municipal Code or any state or federal law while on the premises of said massage business, the business license of said massage business may be suspended, revoked or restricted pursuant to the procedures set forth in section

5.04.200. In addition, the City of Farmersville shall report all violations to the CAMTC.

(c) The City Manager, or her/his designee, may deny, refuse to renew, suspend or revoke any business license required by this section where the applicant or licensee has:

- (1) Failed to provide a fully completed application for a business license;
- (2) Provided materially false information on an application for a business license;
- (3) Failed to pay to the City the required business license application fee;
- (4) Violated any provision of Chapter 10.5 of Division 2 of the California Business and Professions Code;
- (5) Committing any act punishable as a sexually-related crime on the premises where massage services are provided;
- (6) Been convicted of any felony, misdemeanor, infraction or municipal code violation, or liability in an administrative or civil action, that is substantially related to the qualifications, functions or duties of a certified massage therapist or practitioner; or
- (7) Violated any ordinance of the City of Farmersville on the premises where a massage service was provided by a certified massage therapist or practitioner.

5.18.050 Operating requirements for massage businesses.

(a) Massage services for any form of compensation are prohibited beyond those business hours which are generally applicable to all businesses under Title 17 of the Farmersville Municipal Code, including but not limited to FMC §§ 17.44.050(F) and 17.48.050(G), to the extent applicable.

(b) Whenever a tub or shower, toilet, or a washbasin is provided for customer use, hot and cold running water under pressure must be provided to all washbasins, tubs, showers and similar equipment. Each washbasin must be provided with soap or detergent and sanitary towels must be placed in permanently installed dispensers. A trash receptacle must be provided in each toilet room.

(c) All walls, ceilings, floors, pools, showers, tubs, wet and dry heat rooms, steam and vapor rooms, tables, and all other physical facilities must be in good repair and maintained in a clean and sanitary condition.

(d) Clean and sanitary towels, sheets, and linens must be provided for each customer receiving massage services and after each use must be replaced with some that are unused. Heavy white paper may be substituted for sheets provided such paper is only used once for each customer then discarded.

(e) Separate closed cabinets or containers must be provided for the storage of clean and soiled linen and must be plainly marked, "Clean Linen" and "Soiled Linen."

(f) Disinfecting agents and sterilizing equipment must be provided for, and used on, any instrument used to perform any massage.

(g) Pads on massage tables must be covered in a workmanlike manner with durable, washable plastic or other waterproof material.

(h) Each room where massage services are conducted must be illuminated by a minimum of one (1) forty (40) watt white light bulb with translucent or transparent covering.

(i) At all times while providing a massage service at a massage establishment, it shall be unlawful for any person, including any massage therapist or practitioner, to be other than fully clothed in non-transparent clothing that shall not expose their genitals, pubic area, buttocks or chest to any other person who is present and it shall also be unlawful for any operator of a massage business to fail to prevent such unlawful activity.

(j) A separate locker must be provided for each customer receiving massage services and must be available at no extra charge. The locker must be capable of being locked.

(k) The City shall inspect each massage establishment a minimum of one (1) time each calendar year.

(l) Massage establishments shall be subject to inspection by the City during the business hours when massage services are being offered or provided.

(m) Every massage establishment must, in writing, report immediately to the City Manager, or her/his designee, all changes of address, management or ownership interest in the business.

(n) Massage services may only be provided on premises for which an appropriate land-use permit has been obtained, when required, and in accordance with all applicable zoning requirements.

5.18.060 Appeal and hearing upon denial, refusal to renew, suspension, or revocation of licenses.

The appeal of any denial, refusal to renew, suspension or revocation of a business license of any business that provides massage services shall be governed by FMC § 5.04.200.

5.18.070 Business Premises Inspections and Proof of Identity.

(a) This section is enacted, in part, pursuant to Business and Professions Code sections 4603.7, 4612(a)(3), (b) and (e) and shall apply to persons validly certified as a massage therapist or practitioner by the California Massage Therapy Council.

(b) Every massage therapist or practitioner who conducts business, utilizing their certificate issued by the California Massage Therapy Council, within the City of Farmersville must file with the City Clerk a certified copy of said certificate prior to conducting such business.

(c) Every massage therapist or practitioner must maintain on its business premises evidence for review by the City of Farmersville that demonstrates that all persons providing massage services are certified by the California Massage Therapy Council.

(d) Officers of the City of Farmersville's police department, code enforcement unit and fire department shall have the right to conduct reasonable inspections of the premises where massage services are rendered, during regular business hours, to ensure compliance with Chapter 10.5 of Division 2 of the California Business and Professions Code, local ordinances and applicable fire and health and safety requirements.

5.18.080 Abatement of nuisance.

Any massage business operated, conducted or maintained contrary to any provision of this Chapter is hereby declared to be unlawful and a public nuisance and, in addition to any other enforcement remedy provided in this Chapter, the City Attorney may commence an action or proceeding for the abatement thereof.

5.18.090 Violation—Penalty.

(a) Except as provided in subsection (b) of this section, violation of any provision of this Chapter shall be punishable as set forth in Chapter 1.12 of the Farmersville Municipal Code.

(b) Any person violating any provision of this Chapter, when such violation constitutes third or greater number of violations of any provision of this Chapter within the preceding twelve month period, shall be guilty of a misdemeanor and shall be punishable by fine not to exceed one-thousand dollars (\$1,000), or imprisoned not more than six (6) months in county jail, or both such fine and imprisonment.

RESOLUTION 2020-09

**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 2020-02 (YU
(MOONLIGHT SPA)) FOR THE ESTABLISHMENT OF A MASSAGE BUSINESS.**

WHEREAS, a Conditional Use Permit was requested by Dong Mei Yu, 1294 W. Palo Alto Avenue, Fresno, CA 93711 to establish a massage business in an existing commercial building located at 648 N. Farmersville Boulevard. The Assessor Parcel Number is 129-131-018, and

WHEREAS, the proposed business will operate with two employees, from 9 am to 10 pm, seven days per week, and

WHEREAS, the applicant has submitted a floor plan for the space that shows four treatment rooms, a waiting/reception area and a restroom, 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 the Farmersville Zoning Ordinance.

Farmersville Planning Commission
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Conditional Use Permit 2020-02 (Yu (Moonlight Spa))

2. The project will not have a significant impact on the environment and is categorically exempt under Section 15301(a) of the Guidelines of 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.

NOW, THEREFORE BE IT RESOLVED THAT Conditional Use Permit 2020-02 is approved subject to the following conditions:

1. With respect to the COVID-19 pandemic, the business shall not commence operations until clearance is given by the State of California and Tulare County Health Department.
2. Prior to opening for business, the applicant shall contact the Farmersville Police Department to request an inspection by the Department.
3. The business shall comply with all requirements of Farmersville's Massage Business Ordinance (Section 5.18 of the Farmersville Municipal Code).
4. The business shall be subject to periodic inspection by the City of Farmersville.
5. The applicant shall prevent loitering around the exterior of the store.
6. Prior to design, fabrication and installation of any exterior wall sign, the applicant shall apply for a sign permit. Any such signage must comply with standards for size and placement contained within the Farmersville Sign Ordinance (Farmersville Municipal Code Chapter 17.84) and the City's Sign Design Guidelines. The business shall install a permanent sign within 60 days of starting business. A banner (or similar temporary signage) may be used temporarily but is not allowed as the permanent sign for the business.
7. Significant change of operations or expansion of the use shall require a modification of the Conditional Use Permit and a public hearing before the Planning Commission.
8. The proposed use shall be established within one year of the Planning Commission's approval, or the permit shall become null and void. A one-year extension of the approval may be requested in writing.

Farmersville Planning Commission
Resolution 2020-09
Conditional Use Permit 2020-02 (Yu (Moonlight Spa))

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Farmersville Planning Commission on the 21st of October, 2020, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: October 21, 2020
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Zoning Ordinance Update Workshop – Visual Preference Survey and overview of the existing zoning ordinance

Discussion

This workshop will review the existing zoning code and also present the Commission with a Visual Preference Survey.

Visual Preference Survey

The Planning Commission will be given a Visual Preference Survey – a series of slides showing different types of development. Commissioners will rate each slide on a scale of 1 to 10 to show whether the Commissioner views the image as positive or negative. The results of the survey will be reviewed at the following meeting. These results can be used in creating certain zoning standards (in the updated Zoning Ordinance) that pertain to design and visual quality.

Overview of Existing Zoning Ordinance

This section reviews contents of the existing Farmersville Zoning Ordinance – much of which is over 30 years old. It summarizes each chapter and mentions features that could be revised or improved.

The existing Farmersville Zoning Ordinance can be found online at:

https://library.municode.com/ca/farmersville/codes/municipal_code?nodeId=TIT17ZO

The existing Zoning Ordinance is comprised of the following chapters:

Section#

17.04 **General Provisions**. This section establishes the legal foundations of the ordinance and includes statements regarding purpose and application of the ordinance’s standards.

- 17.08 **Definitions**. This section provides definitions of over 120 terms that are used throughout the ordinance. This section could be improved by updating it to add newer terms, deleting outmoded terms, and also adding graphics to illustrate some of the terms.
- 17.12 **Establishment and Designation of Zones**. This chapter lists all zone districts and references the City’s official zoning map. It also provides guidance on determining zoning boundaries in the event of uncertainty.
- 17.16 **UR zone (Urban Reserve)**. The Urban Reserve zone is typically applied to lands on the outskirts of the City that are used for agricultural purposes. The zone functions as a “holding zone” on lands that may not yet be ripe for development. This chapter could be improved through the addition of a graphic that summarizes zoning standards such as lot size, setbacks, building height, etc.
- 17.20 **OS zone Open Space)** The OS zone is usually applied to undeveloped open space areas, such as flood plains, habitat areas, wetlands, etc. Currently this zone is not applied to any parcels in Farmersville.
- 17.22 **POP zone (Public/Quasi Public)** This zone is applied to a number of public (governmental) sites including schools, city hall, wastewater treatment plant and other similar sites.
- 17.24 **R-1 zone (Single Family Residential)**. This zone applies to numerous single family residential neighborhoods in Farmersville. The zone will be reviewed to ensure all standards are up to date and consistent with State law and current development practices. The chapter could also be improved by adding graphics to illustrate zoning standards such as lot size, setbacks, height and fencing standards, among others.
- 17.28 **R-M zone (Multi-Family Residential)**. The RM zone applies to sites for multi family residential development in the City. The zone will be reviewed to ensure standards and uses are current with State laws and development practices. As with other zones it could be improved with the addition of graphic illustrations.
- 17.36 **P-D zone (Planned Development Overlay)**. The Planned Development zone is an “overlay” zone that is applied to other zones (usually at the request of a developer) and allows projects to deviate from regular zoning standards, provided that the Planning Commission and City Council are able to make a finding that the resulting development project is “superior” in design to what could be developed using the regular zoning standards.

There have been a few such projects in Farmersville over the past fifteen years, including the Walnut Woods subdivision north of Walnut Avenue, west of Ventura Avenue. Deviations in this project included narrower streets, smaller lot sizes and reduced setbacks. In exchange, the City required the streets be lined with shade trees, brick crosswalks, antique-style street lamps, curb bulb-outs and other amenities.

- 17.40 **Residential Land Use Table**. This section is a spreadsheet that lists uses that are permitted (and conditionally-permitted) in the residential zones (R-1, R-M, O-S and U-R). This table needs to be updated.
- 17.42 **C-C zone (Central Commercial)**. The Central Commercial zone is applied to the downtown area along Farmersville Boulevard between Visalia Road and the railroad. This zone was adopted within the last ten years and may only need minor updating. One area of interest is for the City to promote mixed use developments in the downtown (multi-use buildings that have commercial uses on the ground floor and residential units above).
- 17.44 **C-G zone (General Commercial)**. The C-G zone applies to many commercial areas of Farmersville outside of the downtown, including along Visalia Road and along Farmersville Boulevard north and south of the downtown area.
- 17.46 **C-H zone (Highway Commercial)** The Highway Commercial zone applies to several parcels of land at the southeast corner of Highway 198 and Farmersville Boulevard. It is intended to accommodate commercial uses that cater to the traveling public, such as hotels, restaurants, service stations and limited types of retail businesses. This zone was created around 15 years ago; since then, there has been no development on these parcels.
- 17.48 **C-S zone (Service Commercial)**. The C-S zone is intended for service businesses, particularly those related to motor vehicles, such as auto repair, body shops, tire shops, muffler shops and also uses such as cabinet making, plumbing supply shops and similar uses. It is important that uses in this zone be designed to be visually attractive and limit negative impacts on neighboring properties.
- 17.52 **Regulation of Adult Businesses**. This section provides regulations for adult businesses such as adult bookstores, movie houses and the like. It needs to be reviewed to ensure it is up to date with recent court cases. The consultant plans to fold this section into a new chapter of the Zoning Ordinance called “Special Uses”. That chapter will include certain uses that have the potential for pronounced or unusual impacts on the community - that warrant having specific regulations and standards.

- 17.53 **Cannabis Regulations**. This section was recently adopted and regulates cannabis businesses. This use will also be folded into the Special Uses chapter.
- 17.54 **Recycling Facilities**. This chapter establishes regulations for recycling businesses. It too will be inserted into the Special Uses chapter.
- 17.56 **Commercial Land Use Table**. This chapter is a spreadsheet that lists uses that are permitted in all commercial zones. This list needs to be reviewed and updated, with certain uses added and other unused activities deleted.
- 17.60 **I zone (Industrial Zone)** The Industrial zone applies primarily to lands in the northern part of the city and establishes regulations and standards for a wide variety of industrial uses. The zone also contains a list of permitted- and conditionally-permit uses in the zone.
- 17.64 **IL zone (Light Industrial)** The Light Industrial zone was recently adopted to allow cannabis businesses along the south side of Noble Avenue, west of Farmersville Boulevard.
- 17.68 **Special Provisions**. This chapter contains standards for special uses and activities, including:
- Accessory buildings and uses
 - Private airports, heliports, helistops and landing strips
 - Alternate energy sources
 - Large assemblages of people
 - Fences
 - Home occupations
 - Mobile homes, trailers, mobile home and RV/travel trailer parks
 - Nonconforming uses
 - Garage and Yard sales
 - Catering

This chapter will be reviewed and likely expanded and will also be renamed “Special Uses”. As mentioned above, adult businesses and cannabis uses will be folded into this chapter.

- 17.72 **Site Plan and Design Review**. This chapter establishes requirements and procedures for projects that are required to undergo Site Plan Review. The chapter will be reviewed and updated (likely simplified).
- 17.76 **Landscaping**. This chapter includes standards for landscaping for all types of projects. The standards will be reviewed and updated as necessary.

- 17.80 **Off-Street Parking**. This chapter includes standards for parking lots. It will be reviewed and updated, with the likely addition of graphics to illustrate parking design standards.
- 17.84 **Signs**. This chapter establishes requirements for signs in all zones. The chapter was updated more recently than most of the Zoning Ordinance and so probably needs only minor updating. Of note, this chapter contains graphic illustrations to help the reader better-understand the standards.
- 17.88 **Exceptions and Modifications**. This chapter provides for exceptions to standards for issues like the height of structures, building setbacks and projections into required yards. This chapter will be updated as needed.
- 17.92 **Plan Lines**. This chapter provides standards and procedures for the establishment of Plan Lines – which are designated to provide alignments for future major roadways, like arterial and collector streets.
- 17.96 **Conditional Use Permits**. This chapter establishes requirements and procedures for the processing of projects that require a Conditional Use Permit. The chapter will be reviewed and updated as needed. Likely a flow chart will be added to illustrate the permit process.
- 17.100 **Variances**. This chapter covers the procedures required for Variances and Minor Deviations (such as the reduction of setbacks for projects (where warranted)). The chapter will be reviewed and updated as needed. Likely a flow chart will be added to illustrate the permit process.
- 17.104 **Amendments and Zone Changes**. This chapter covers requirements and procedures for zone changes and amendments to the zoning code. The chapter will be reviewed and updated as needed. Likely a flow chart will be added to illustrate the permit process.
- 17.108 **Administration and Enforcement**. This chapter establishes procedures for the City to enforce the requirements of the Zoning Ordinance. It primarily applies in situations where a project is not complying with zoning standards and procedures.
- 17.112 **Zoning Administrator**. This chapter establishes authority and duties of the zoning administrator. It also covers requirements relating to public notices, public hearings and appeals.

- 17.116 **Condominium Development**. This chapter covers requirements that pertain to condominium projects. This chapter could be folded into the chapter on Special Uses or it could be moved to the City's subdivision ordinance.

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: October 21, 2020
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Downtown Specific Plan Introductory Workshop

Discussion

The City has received grant funding from the State of California to prepare a Specific Plan for downtown Farmersville. A specific plan is a legal planning tool to help improve conditions in the selected planning area. This particular grant has as a stated purpose to increase the supply of affordable housing in the downtown area. While housing will be one part of the plan there will be many other topics that can be covered.

The Plan should represent the community's ideal future vision of the downtown, as a thriving pedestrian-oriented area with attractive shopping and dining options, public facilities and events. In short, the heart of Farmersville. A preliminary outline for the Downtown Farmersville Specific Plan will be:

Introduction

- Purpose of the Specific Plan
- Legal Background
- Public Participation in creating the plan
- Environmental Review

Existing Conditions

- Land Use
- Circulation
- Utilities
- Economics
- Opportunities and Constraints

Goals, Objectives and Implementation

- Overall Planning Goals
- Land Use
- Circulation, Streetscape and sidewalks
- Public facilities and improvements

- Design Guidelines and Site Planning
- Utilities
- Financing/Implementation

Public Participation and Survey of Downtown Users

The City recently sent notifications to all downtown businesses and property owners to seek interest in being on a downtown specific plan committee (to work with the consultant on preparing the plan). Unfortunately there was no interest. Some of that may be related to the ongoing COVID pandemic.

In light of this, the consultant has prepared a written survey that will be sent to all business and property owners asking for their opinion on various issues. A draft copy of the survey is attached. The survey is still being prepared but will be refined and sent out within the next week. The results will be reviewed with the Planning Commission and City Council.

In light of the apparent lack of interest in participating on a committee it is proposed that the Planning Commission function as a downtown specific plan committee. The consultant will continue work-shopping with the Commission and be covering different topics at each meeting as time permits. Work on the Specific Plan will likely occur over the next 1-1/2 years.



Survey for Downtown Farmersville Specific Plan

The City of Farmersville has initiated the preparation of a Specific Plan for downtown Farmersville. A Specific Plan is a comprehensive planning document and regulatory tool and will guide development in downtown through customized land use and design regulations and provide recommendations for improvements to public areas such as streets, sidewalks, landscape planters, etc.

This planning effort will focus on making the downtown area a more cohesive part of the City to truly function as the heart of the community, with the goal being to strengthen the area for existing future commercial, public and housing development.

Your input will help ensure that our planning efforts take into account the needs and concerns of the community. With that in mind, would you please take a few minutes to answer the following survey?



1. How often do you visit Downtown?

- Multiple times a week
- 1 time per week
- 1-3 times a month
- Every other month
- 1-4 times a year
- Never

2. What are the reasons you come to Downtown? (please select all that apply)

- I live in or near downtown
- I work in downtown
- I go to the restaurants
- I come to shop
- I come for night life
- I conduct business at the post office
- To attend church or other religious institution



- To receive medical/dental services
- To attend events
- I like to walk around
- Other (please specify) _____

3. Currently, there are some good things about Downtown Farmersville. What do you like most about Downtown? Please pick three strengths that are most important to you.

- Small town character
- Recent streetscape improvements (e.g., landscaping and crosswalks)
- Local stores and shops
- Restaurants
- Charming historic architecture
- It's close to everything
- Walkable nature of the downtown area
- Other (please specify)

4. What are the key issues that Downtown is currently facing? Please rate these key issues from "Not Important At All" to "Extremely Important" by placing an "x" in the appropriate box.

	Extremely Important	Very Important	Important	Somewhat Important	Not Important at all
Traffic					
Parking					
Cleanliness					
Need more shopping and dining options					
A lot of vacant buildings					
Lack of housing					
Not ADA compliant (difficult for disabled people to get around)					
Nothing to do downtown					
Lack of shade/trees					
Safety					
Crime					
Not enough lighting at night					
Other (please specify)					



5. The following elements help make a downtown successful. Please rank the elements in order that you think would help make Downtown Farmersville successful (most to least effective).

	Most Important							Least Important			
	1	2	3	4	5	6	7	8	9	10	
Varied choice of uses and experiences – retail, restaurants, entertainment, civic, service or non-profits											
Mixed use (stores on the ground floor, housing above)											
Pedestrian and bicycle friendly environment – comfortable, walkable, shaded, lighting											
Outdoor seating and dining											
Renovated and preserved historic building façades											
Well-designed new buildings that fit the character of Downtown											
More shade trees and landscaping											
Regular community events											
Public art											
Other:											

6. Currently, there are a lot of opportunities in the Downtown to build on. Which opportunities are most exciting to you (pick three)?

- Construction of housing in the downtown (which will bring more people to the area).
- Bringing more users and momentum into Downtown (e.g. More stores and restaurants, offices and entertainment uses)
- More non-profit uses, providing services to residents (like medical clinics)
- An opportunity to redesign Farmersville Boulevard (the current roadway is very wide) - widen sidewalks, add bike lane, trees, shade landscaping, seating, etc.)



Other (please specify):

7. If you could pick one “new” use to be added to the downtown, what would that be?

8. Is there anything else you would like to share about the future of downtown Farmersville?

9. What is your age range?

- Under 18
- 18 - 24
- 25-34
- 35-44
- 45-64
- 65 -74
- 75 or older

10. Where do you live?

- Downtown
- Neighborhoods adjacent to Downtown
- Elsewhere in the City of Farmersville
- Visalia
- Exeter
- Other (please specify)

If you would like to stay up to date on project news, updates and events, please provide your email:
