

AGENDA

ORANGE COVE PLANNING COMMISSION MEETING

TUESDAY, DECEMBER 5, 2017

MEETING AT 6:30 P.M.

**Orange Cove Council Chambers
633 6th Street,
Orange Cove, California 93646**

**Coy Weldon, Chairman
Planning Commissioners
Rev. Rick Applegarth,
Vicky Alvarado - Rick E. Alonso - Charles Lopez**

A. Call to Order/Welcome

Planning Commissioner and Staff

Flag Salute by Chairman Weldon

B. Confirmation of Agenda

(Materials regarding an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 633 6th Street, Orange Cove, CA 93646 during normal business hours.)

C. Consent Calendar:

1. Planning Meeting Minutes of June 13, 2017

D. Administration

2. **SUBJECT:** Consideration and Discussion regarding the Tentative Parcel Map 2017-01 for Karen Green

Recommendation: Staff recommends the Planning Commission to consider adopting Resolution No. PC 2017-05 approving Tentative Parcel Map 2017-01 filed by Karen Green

E. Adjournment

Public Comment: Members of the public shall have an opportunity to address the City Council concerning this matter.

ADA Notice: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (559) 626-4488 ext. 214. Notification 48 hours prior to the meeting will enable the City to make arrangements to ensure accessibility to this meeting.

Documents: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at front counter at City Hall and at the Orange Cove Library located at 815 Park Blvd., Orange Cove, CA during normal business hours. In addition, most documents are posted on City's website at cityoforange Cove.com.

NOTICE

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing. (Government Code Section 65009.)

STATEMENT ON RULES OF DECORUM AND ENFORCEMENT

The Brown Act provides that members of the public have a right to attend public meetings, to provide public comment on action items and under the public forum section of the agenda, and to criticize the policies, procedures, or services of the city or of the acts or omissions of the city council. The Brown Act also provides that the Planning Commission has the right to exclude all persons who willfully cause a disruption of a meeting so that it cannot be conducted in an orderly fashion.

During a meeting of the Orange Cove Planning Commission, there is a need for civility and expedition in the carrying out of public business in order to ensure that the public has a full opportunity to be heard and that the Commissioners has an opportunity to conduct business in an orderly manner. The following is provided to place everyone on notice of the rules of decorum and enforcement.

GENERAL RULES OF DECORUM

While any meeting of the Planning Commission is in session, the following rules of decorum shall be observed:

1. All remarks shall be addressed to the Planning Commission as a whole and not to any single member, unless in response to a question from a member of the City Council.
2. A person who addresses the Planning Commission under public comment for a specific agenda item or under the Public Forum section of the agenda may not engage in speech or conduct (i) which is likely to provoke others to violent or riotous behavior, (ii) which disturbs the peace of the meeting by loud and unreasonable noise, (iii) which is irrelevant or repetitive, or (iv) which disrupts, disturbs, or otherwise impedes the orderly conduct of any Planning Commission meeting.
3. A person, other than members of the Planning Commission and the person who has the floor, shall not be permitted to enter into the discussion unless requested by the Chairman to speak.
4. Members of the Planning Commission may not interrupt a person who has the floor and is making public comments. Members of the Planning Commission shall wait until a person completes his or her public comments before asking questions or commenting. The Chairman shall then ask the Planning Commissioners if they have comments or questions.
5. No person in the audience at a Planning Commission meeting shall engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, whistling, stamping of feet or other acts which disturb, disrupt or otherwise impede the orderly conduct of any Planning meeting.

ENFORCEMENT OF DECORUM RULES

While the Planning Commission is in session, all persons must preserve order and decorum. A person who addresses the Planning Commission under public comment for a specific agenda item or under the Public Forum section of the agenda may not engage in speech or conduct which is likely to provoke others to violent or riotous behavior, which disturbs the peace of the meeting by loud and unreasonable noise, which is irrelevant or repetitive, or which disrupts, disturbs, or otherwise impedes the orderly conduct of any Planning meeting.

The Chairman or other presiding officer shall request that a person who is breaching the rules of decorum cease such conduct. If after receiving such a warning, the person persists in breaching the rules of decorum, the Chairman or other presiding officer may order the person to leave the City Council meeting. If such person does not leave, the Chairman or presiding officer may request any law enforcement officer who is on duty

at the meeting as sergeant-at-arms to remove the person from the Council Chambers. In the event there is no one from law enforcement present, the Chairman or presiding officer may direct the City Manager to contact law enforcement.

In accordance with the Point of Order Rule 4.6, the majority of the Planning Commission may overrule the Chairman if the majority of the Planning Commission believes the Chairman or other presiding officer is not applying the rules of decorum appropriately.

MINUTES

ORANGE COVE PLANNING COMMISSION MEETING

TUESDAY, JUNE 13, 2017

**SPECIAL MEETING AT 6:30 P.M.
Orange Cove Council Chambers
633 6th Street,
Orange Cove, California 93646**

**Coy Weldon, Chairman
Planning Commissioners
Rev. Rick Applegarth,
Vicky Alvarado - Rick E. Alonso - Charles Lopez**

A. Call to Order/Welcome

Planning Commissioner: Weldon, Applegarth, Alvarado, Alonso, Lopez
Staff: Escobar, Bracamontes, Hoak

Flag Salute by Chairman Weldon

B. Confirmation of Agenda

(Materials regarding an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 633 6th Street, Orange Cove, CA 93646 during normal business hours.)

No Changes

C. Consent Calendar:

1. Planning Meeting Minutes of February 21, 2017

Upon the motion by Member Applegarth and seconded by Member Alfonso, the Planning Commission approved the Consent Calendar as presented. (Yes Vote: Weldon, Applegarth, Alvarado, Alonso, Lopez)

D. Administration

2. **SUBJECT:** Consideration and Discussion regarding the Orchard Village Apartments Rezone 2017-01

Recommendation: Staff recommends the Planning Commission to consider adopting Resolution No. PC 2017-03 recommending the City Council for Rezone Application 2017-01 from R2 Medium Density Residential to a R3 High Density Multi-family Residential

Upon the motion by Member Lopez and seconded by Member Applegarth, the Planning Commission approved the Resolution No. PC 2017-03 recommending the City Council for Rezone Application 2017-01 from R2 Medium Density Residential to a R3 High Density Multi-family Residential

E. Adjournment

Chairman Coy Weldon adjourned the Planning Meeting at 6:37 p.m.

Respectfully submitted:

June V. Bracamontes, City Clerk

Presented to Planning Commission:

Date: _____

Action: _____



CITY OF ORANGE COVE

REPORT TO THE PLANNING COMMISSION

To: Orange Cove Planning Commission
From: Gary D. Horn, City Engineer
Subject: Tentative Parcel Map 2017-01 – Karen Green
Attachments: Resolution and Map

RECOMMENDATION:

We recommend that the Planning Commission adopt the attached Resolution approving Tentative Parcel Map 2017-01 filed by Karen Green.

EXECUTIVE SUMMARY:

Karen Green has filed an application for a Tentative Parcel Map to subdivide the existing parcel At 206 and 208 Park Boulevard into two parcels. An existing building on the property would be separated at the common property line. When the proposed conditions of approval are met, the proposal will meet all of the requirements of the Orange Cove Zoning Ordinance and California Building Code.

BACKGROUND:

Parcel Map - Tentative and final parcel maps are required by State Law in order to subdivide property into four or fewer lots. This application would create two parcels from an existing parcel containing one building. The building is occupied by two tenants and would be split down the common wall. Certain improvements are required by the Building Code in order to have walls with no clearance at the property line. A copy of the building floor plan and elevations is attached.

The property is currently zoned C-3, Central Business and Shopping District. The proposal meets all of the requirements of the Orange Cove Zoning Ordinance for Property Development Standards, Yards, Space between buildings, and Lot coverage.

The proposed Conditions of Approval are included in the attached resolution. These conditions address the requirements for the filing of the final parcel map and improvements to the building for

Prepared by: GH

Approved by: *[Signature]*

REVIEW: City Manager: *[Signature]*

Finance: _____

City Attorney: _____

TYPE OF ITEM:

Commission ACTION: APPROVED DENIED NO ACTION

- _____ Consent
- _____ Info Item
- _____ Action Item
- _____ Department Report
- _____ Redevelopment Agency

- _____ Public Hearing
- _____ Matter Initiated by a Council Member
- _____ Other
- _____ Continued to: _____

building code requirements.

CEQA Review – The California Environmental Quality Act (CEQA) classifies this type of project as categorical exempt from review as Class 15, per Sec. 15315 of the State CEQA Guidelines. No further action is required by the Planning Commission.

REASON FOR RECOMMENDATION:

The proposal will meet the requirements of the Orange Cove Municipal Ordinance and State Law and Building Codes when the Conditions of Approval are satisfied.

FISCAL IMPACT: None

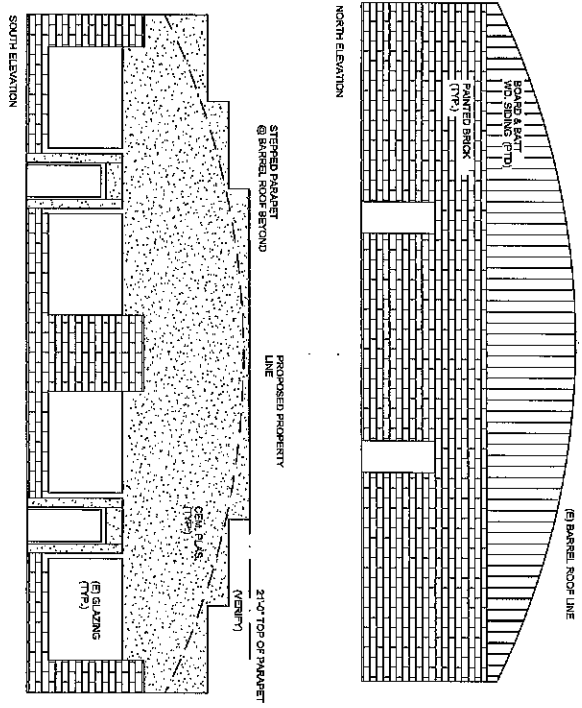
ALTERNATIVES:

The Planning Commission may deny the request or continue the hearing and ask for more information from the applicant.

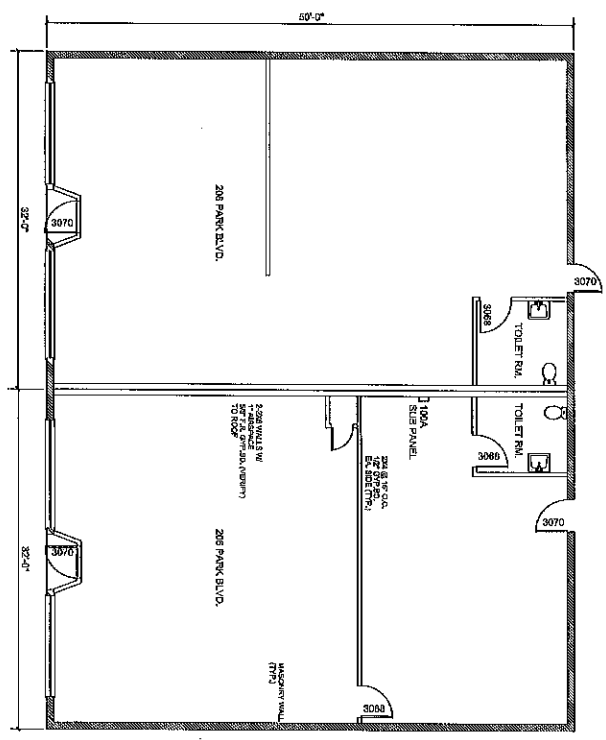
ACTIONS FOLLOWING APPROVAL:

The property owner must submit a Final Parcel Map to complete the subdivision, no further actions by the Planning Commission or City Council are required. Although, any interested party may appeal the Commission's action to the City Council.

CONFLICT OF INTEREST: None



EXTERIOR ELEVATIONS
SHEET-C



FLOOR PLANS
SHEET-C

**PROPOSED LOT SPLIT FOR
KAREN AND JOE GREEN**
206 AND 208 PARK BLVD
ORANGE COVE, CA



	REVISIONS	AI SHEET NO.
		A100
FLOOR PLANS		

JOB NO. 00000
DATE
BY
CHECKED
APPROVED

RESOLUTION NO. PC 2017- 04

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ORANGE COVE
APPROVING OF TENTATIVE PARCEL MAP 2017-01**

WHEREAS, Karen Green is the owner of a 4,343 square-foot parcel of land located at 206 and 208 Park Boulevard, in Block 52 of the Map of the Town (now City) of Orange Cove, according to the map thereof recorded in Volume 7 of Plats at Pages 93 through 96, Fresno County Records; and

WHEREAS, the Owner has filed an application for Tentative Parcel Map 2017-01 to subdivide the existing parcel into two lots, as shown in attached Exhibit "A;" and

WHEREAS, the Orange Cove Planning Commission held a public hearing on the above referenced application, received staff reports and gave opportunity for public comment; and

WHEREAS, the proposed project qualifies as a Categorical Exemption as Class 15, Minor Land Division according to the California Environmental Quality Act Statues and Guidelines.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission takes the following actions:

1. Tentative Parcel Map No. 2017-01 as shown in attached Exhibit "A" is hereby approved, subject to the Conditions of Approval in attached Exhibit "B."
2. A Categorical Exemption under the CEQA Statues and Guidelines is hereby approved for the project.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Orange Cove held on the 5th day of December, 2017, and passed at said meeting by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

The foregoing resolution is hereby approved.

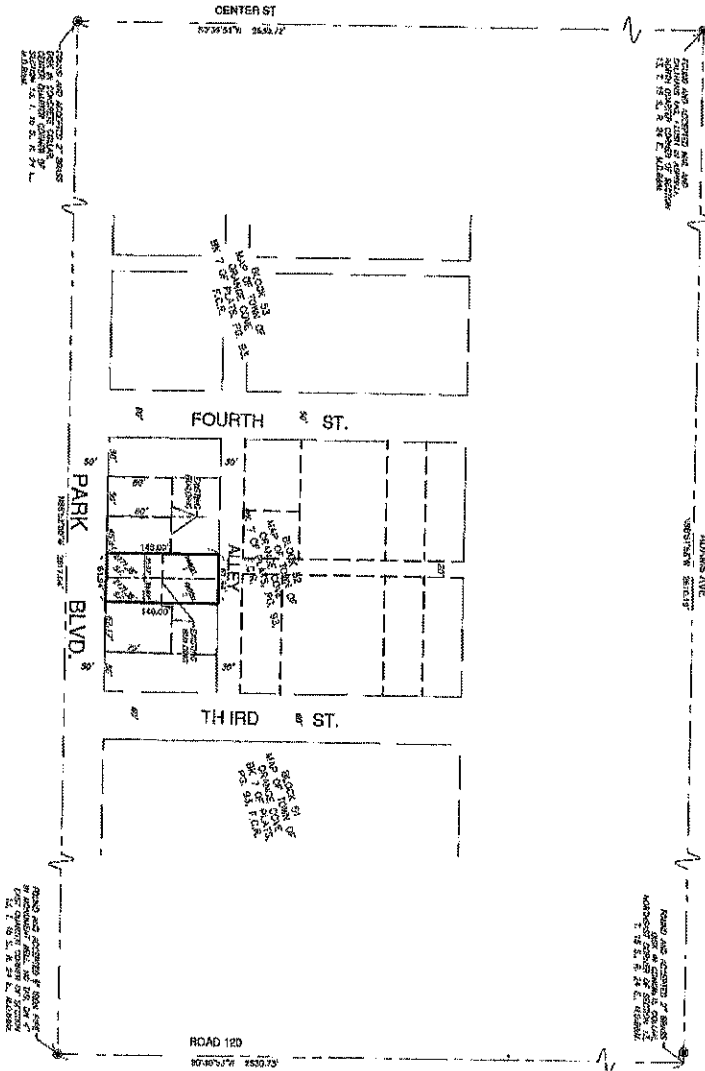
ATTEST:

June Bracamontes, Secretary

EXHIBIT "A"

TENTATIVE PARCEL MAP FRESNO COUNTY, CALIFORNIA FEBRUARY, 2017

COMMISSIONER OF CALIFORNIA
DEPARTMENT OF CONSUMER AFFAIRS
SECTION 170000, TITLE 15, CHAPTER 1
ARTICLE 10, SECTION 10.10
FRESNO COUNTY, CALIFORNIA
FEBRUARY, 2017



SUNSCOPE INCORPORATED
1414 N. STATE STREET, SUITE 101
FRESNO, CALIFORNIA 93703
TEL: (559) 233-1111
WWW.SUNSCOPE.COM

- LEGEND:**
- ⊙ FOUND UNMOUNTED AND ACCEPTED AS NOTED
 - () ORANGE CO. CITY BLOCKS, PLAT BOOK 7, PAGE 94, FOR REFERENCE
 - SECTION LINE
 - EXISTING PROPERTY LINE
 - ADJACENT LOT LINE
 - EXISTING BUILDING
 - PROPOSED PROPERTY LINE
 - OR.F.C. OFFICIAL RECORDS FRESNO COUNTY

LEGAL DESCRIPTION OF THE PROPERTY
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:
PARCEL ONE
THE WEST 57 FEET 10 INCHES OF THE EAST 120 FEET OF THE SECTION 14, TOWNSHIP 13 N., RANGE 12 E., S4, FRESNO COUNTY RECORDS, PLAT BOOK 7, PAGE 94, INCLUSIVE, OF PLATS, FRESNO COUNTY RECORDS.

PARCEL TWO:
THAT PORTION OF BLOCK 52 OF THE TOWN OF ORANGE (THE ACCORDING TO THE MAP HEREBY RECORDED) INCLUSIVE OF THE EAST 120 FEET OF THE SECTION 14, TOWNSHIP 13 N., RANGE 12 E., S4, FRESNO COUNTY RECORDS, PLAT BOOK 7, PAGE 94, INCLUSIVE, OF PLATS, FRESNO COUNTY RECORDS.

THAT PORTION OF THE EAST 50 FEET OF THE WEST 150 FEET OF THE SECTION 14, TOWNSHIP 13 N., RANGE 12 E., S4, FRESNO COUNTY RECORDS, PLAT BOOK 7, PAGE 94, INCLUSIVE, OF PLATS, FRESNO COUNTY RECORDS, AND THE EAST WALL OF THE PRESENT CONCRETE BUILDING ON SAID PROPERTY, COMMENSING A STRIP ABOUT 8 FEET WIDE AND ABOUT 15, 1447 AS DOCUMENT NO. 42847 IN BOOK 2548, PAGE 328, OFFICIAL RECORDS.

CURRENT AND PROPOSED LAND USE:
SUNSCOPE INCORPORATED
AS BUSINESS USE, PROPOSED LAND USE WILL NOT CHANGE.
OWNER INFORMATION:
FARSH GREEN

NOTES:
1. THIS MAP SHOWS ASSESSMENT AS PROVIDED BY THE CITY OF ORANGE CO.
2. NO GRADING, WALL, FENCE, TRAIL, AND LAWN ARE SHOWN WITHIN THE PROPERTY.
3. THIS PROJECT IS NOT SUBJECT TO TRAFFIC IMPACT ANALYSIS.

SCALE: 1" = 40'

EXHIBIT "B"

A. Engineering Conditions

1. A Final Parcel Map prepared by a Land Surveyor or Civil Engineer licensed to practice surveying shall be submitted to the City Engineer for review and approval. A Preliminary Title Report and closure calculations shall also be submitted and filing fees paid to the City.
2. Install separate sewer services for each parcel, if not existing
3. Install separate water service for each parcel, if not existing.
4. Repair any broken or cracked sidewalk along the building frontage, including ADA accessibility requirements to the satisfaction of the City Engineer.
5. Install a trash enclosure per City Standard M-4 to accommodate one trash bin and one recycle bin.

B. Building Department Conditions

1. Prepare site/utility plan showing the location of existing and proposed gas, water and sewer lateral services for each proposed parcel/building.
2. Prepare & Submit tenant improvement plans stamped by a licensed architect or engineer. They shall include the fire-resistant improvements that may be required for the exterior or common fire walls, parapet walls and occupancy separation walls for each building in compliance with the 2016 CBC. Include cross section plan identifying foundation, framing and roof elements. List type of occupancy for each building.
3. Tenant improvement plans for each building shall include floor plans with details of the existing and proposed modifications for each building's mechanical, electrical and plumbing systems.
4. Drawings shall include accessibility compliance details for building entrance, parking and bathrooms for each building.
5. Additional requirements may be required as deemed appropriate to meet the requirements of the California Building Code.
6. Submit completed building permit application with building improvement plans and pay all permit fees.

C. General

1. The subdivider shall install monuments at all property corners and other monument locations used in the boundary survey as required by law.

2. The subdivider shall comply with all conditions set forth in Title 16 of the Orange Cove Municipal Code (Subdivisions).
3. The subdivider shall comply with the requirements of the Pacific, Gas and Electric Company (P.G. & E.), Southern California Gas Co., AT & T, and Charter Cable Co. It shall be the responsibility of the subdivider to notify P.G. & E and AT & T to remove or relocate utility services where necessary.
4. The subdivider shall comply with, and be responsible for obtaining encroachment permits from the City of Orange Cove for all work performed within the City's right-of-way.
5. The subdivider shall install all off-site improvements in accordance with the City of Orange Cove standards and specifications.
6. During the site construction, any public streets fronting the project shall be kept clear of any construction or landscaping debris and shall not be used as a storage area for equipment, materials, or other items.
7. The subdivider shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring in the public right of way. The subdivider shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the subdivider. Said authorized representative shall be present at the site of the work at all times while work is actually in progress on the subdivision. During periods when work is suspended, arrangements acceptable to the City Engineer shall be made for any emergency work which may be required. When the subdivider or his authorized representative is not present on any particular part of the work where it may be desired to give directions, orders may be given by the City Engineer which shall be received and obeyed by the person or persons in charge of the particular work in reference to which the orders are given. Whenever orders are given to the subdivider's representative or superintendent or foreman to do work required for the convenience and safety of the general public because of inclement weather or any other such cause, such work shall be done at the subdivider's expense.