

AGENDA
ORANGE COVE PLANNING COMMISSION MEETING
TUESDAY, MARCH 22, 2016
REGULAR MEETING AT 6:30 P.M.
Orange Cove Council Chambers
633 6th Street,
Orange Cove, California 93646

Coy Weldon, Chairman

Rev. Rick Applegarth, Planning Commissioner - Vicky Alvarado, Planning Commissioner
Rick E. Alonso, Planning Commissioner – Charles Lopez, Planning Commissioner

A. Call to Order/Welcome

1. Roll Call
2. Flag Salute

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. Administration

City Engineer

1. **SUBJECT:** Consideration and Discussion Regarding General Plan Amendment 2016-01; Zone Change Amendment 2016-01; Site Plan Review 2014-02

Recommendation: Staff recommends that the Orange Cove Planning Commission to approve the following:

1. Adopt Resolution No. PC 2016-03 recommending to City Council approval of General Plan Amendment 2016-01; and
2. Adopt Resolution No. PC 2016-04 recommending to City Council approval of Zone Change Amendment 2016-01; and
3. Adopt Resolution No. PC 2016-05 approving Site Plan Review 2016-02, in conformance with the approved site plan and subject to the Conditions of Approval, and approval of Mitigated Negative Declaration for the project"

D. 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 cityoforangecove.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.



MEMORANDUM

To: Orange Cove Planning Commission
Date: March 22, 2016
From: Gary Horn, City Engineer
Subject: General Plan Amendment 2016-01
Zone Change Amendment 2016-01
Site Plan Review 2014-02

Background

AMG and Associates, 16333 Ventura Blvd., Suite 1014, Encino, CA, is developing a 5.45-acre parcel of land owned by the City of Orange Cove. This parcel is located on the south side of Park Blvd., approximately 700 feet west of Anchor Avenue. As a condition of purchase, AMG is requesting that the City approve a Site Plan review to construct an 81-unit, 2-story two, three and four bedroom apartment complex on this site. The project will be built in 2 phases. In order to construct an apartment complex on this parcel, the developer has submitted the following applications:

1. General Plan Amendment 2016-01 to change the designation from General Commercial designation to the High Density Residential.
2. Zone Change Amendment 2016-01 to rezone the property from C-2, Community Shopping Center, to R-3, High Density Multi-family Residential zone district.
3. Site Plan Review 2016-02 to allow the construction of 81 multi-family units.

On February 22, 2006, the City Council granted Site Plan Review approval to AMG and Associates for this same 81-unit apartment project. Because of the real estate and housing recession, this project was never built and the Site Plan Review approval expired.

On January 11, 2012 the City Council approved a General Plan Amendment designating the site as General Commercial and approved Rezoning of the property to C-2, Community Shopping Center as part of a neighborhood re-designation to bring several properties in conformance with existing uses and Council wishes.

On March 18, 2014 your Planning Commission approved an identical Site Plan and recommended to the City Council approval of the General Plan Amendment designating the site as High Density Residential and Rezoning of the property to R-3, High Density Multi-family Residential.

On April 30, 2014 the City Council denied the General Plan Amendment and Rezoning Amendment. These denials of the General Plan Amendment and Rezone applications halted the project. The developers have decided to re-apply for the same project.

This parcel is immediately adjacent to the east of the Los Arboles Family Apartment Complex. AMG has signed an agreement with Los Arboles granting them an easement for pedestrian and vehicular access on, over and across Los Arboles Property's existing driveway and sidewalks. There will be a common north/south driveway between these two parcels.

This parcel is adequate in size and shape to accommodate the proposed 81-unit apartment complex and all yards, spaces, walls and fences, parking, loading, landscaping and other proposed features are consistent with the other land uses in the neighborhood.

General Plan Amendment

The General Plan designation of General Commercial is proposed to be changed to High Density Residential. The Rezoning to R-3 and Site Plan Review are consistent with this designation.

Zone Change Amendment

Approval of this rezone application will change the zoning to R-3, High Density Multi-family Residential and allow for the construction of the proposed 81-unit apartment complex.

Site Plan Review

The site plan for this project shows an 81-unit apartment complex to be constructed in two phases. The breakdown of the number and types of units are shown in the following table

BLDG TYPE	BEDROOMS			PHASE 1			PHASE 2			TOTAL
	4-BR	3-BR	2-BR	BLDG	UNITS	BR	BLDG	UNITS	BR	
A		12		1	12	36	1	12	36	24
B			8				1	8	16	8
C		4	4	3	24	60	1	8	20	32
D	8						2	16	64	16
COMM		1		1	1					1
TOTAL				5	37	56	5	44	136	81

The Zoning Ordinance requires that 1.5 parking spaces be provided for each unit, one of which must be covered. The parking requirements and spaces provided are summarized in the following table.

PARKING	PHASE 1		PHASE 2		TOTAL	
	REQ	PRO	REQ	PRO	REQ	PRO
COVERED	37	42	44	40	81	82
OPEN	19	41	22	24	41	65
TOTAL	56	83	66	64	122	147

There will be a community building with the manager's unit on the second story. A swimming pool, tot lot and hot tub are proposed. The proposed buildings are all two stories tall with stucco finish, concrete roof tiles and white vinyl windows.

The project density is 2,436 square feet per unit, which is more than the 1,500 sf per unit required by the Ordinance. The Ordinance also sets the maximum percentage of the site that may be covered by structures at 60%. The Site Plan shows that 29% of the site is covered by structures.

Staff proposes the Conditions of Approval for the project as attached as Exhibit B to the Resolution.

CEQA

A Mitigated Negative Declaration has been prepared for the project and has been circulated to surrounding agencies. Comments received for the environmental review are as follows:

1. Comments were received from the Fresno County Health Department, and Staff believes that the Conditions of Approval for the Site Plan Review application from AMG and Associates addresses the concerns of the Health Department.
2. Art Pena with Pena's Disposal Service, the disposal service provider to the City. Mr. Pena stated that they supported the rezoning of this parcel.
3. Police Chief Marty Rivera commented that an increase in population would cause an increase in calls for service for his department that is already understaffed.
4. California Department of Public Health provided the following areas of concern:
 - a. Source capacity for the Water Treatment Plant. A written analysis and determination that sufficient capacity is availability.
 - b. Current drought and the lack of adequate back-up source capacity when the Friant-Kern Canal is out of service must be addressed.

Mitigation Measures:

- A. The City of Orange Cove is currently experiencing budget deficits for the General Fund, which pays for police and recreation services. Fire Protection is provided by the Orange Cove Fire Protection District.

Proposed Mitigation Measure A.: The property shall be subject to the Orange Cove Police and Fire Special Tax at the current rate of \$65.00 per unit per year.

- B. The City of Orange Cove receives all of its municipal water supply from the Bureau of Reclamation's Central Valley Project from the Friant-Kern Canal. The current drought conditions have required the Bureau to reduce the City's normal allocation of contract water. The Bureau will make water available to the City from an exchange program and reduction of the San Joaquin River Restoration flows. The price of the replacement water will be \$400 per acre foot, compared to the normal price of \$41.94 per a-f. Additionally, the City Council has taken steps to conserve water by declaring a Level 2 Water Supply Shortage. Mitigation of the uncertainty of water supply and cost will be to withhold issuance of Building Permits until the City is assured of an adequate supply of water at the normal contract price.

Proposed Mitigation Measure B: No building permits shall be issued for the project unless the City has a supply of Central Valley Project (CVP) water for its Water Treatment Plant at the normal and usual volume and normal contract rates paid for its water supply.

Notice of Public Hearing

Adjoining property owners within three hundred feet of the project have been notified by mail.

Conclusion

If the General Plan and Zone Change Amendments are approved by City Council, AMG and the City will enter into an Agreement of Sale, Disposition and Development of this parcel. They can proceed with submitting plans for building permits.

Recommendation

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2016-03 recommending to City Council approval of General Plan Amendment 2016-01; and
2. Adopt Resolution No. 2016-04 recommending to City Council approval of Zone Change Amendment 2016-01; and
3. Adopt Resolution No. 2016-05 approving Site Plan Review 2016-02, in conformance with the approved site plan and subject to the Conditions of Approval.

GENERAL NOTES:

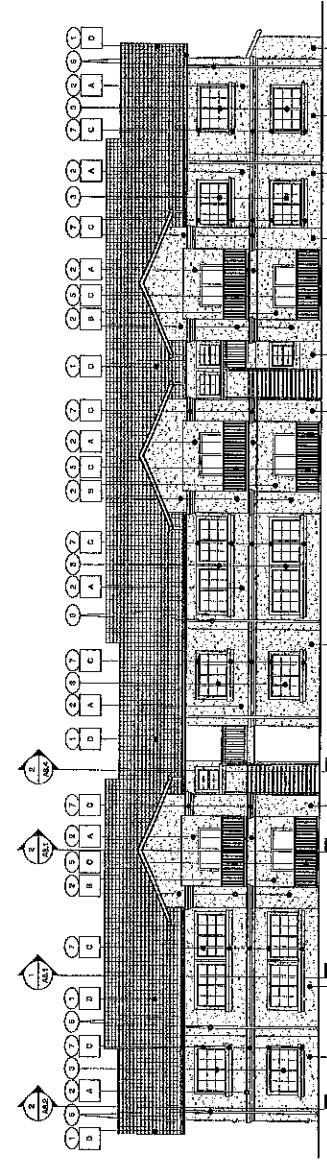
- A. SEE BUILDING SECTIONS AND STRUCTURAL SERIES FOR PLATE HEIGHTS.
- B. SEE WOOD PLANS FOR AIRTO VENTILATION REQUIREMENTS, SIZES, AND CONDITIONS.
- C. SEE STRUCTURAL DRAWINGS FOR FRAMING & JOINTS ON CONCRETE WALLS.
- D. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS OF MECHANICAL, PLUMBING, AND ELECTRICAL SERVICES.
- E. SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR APPROVAL.

KEY NOTES:

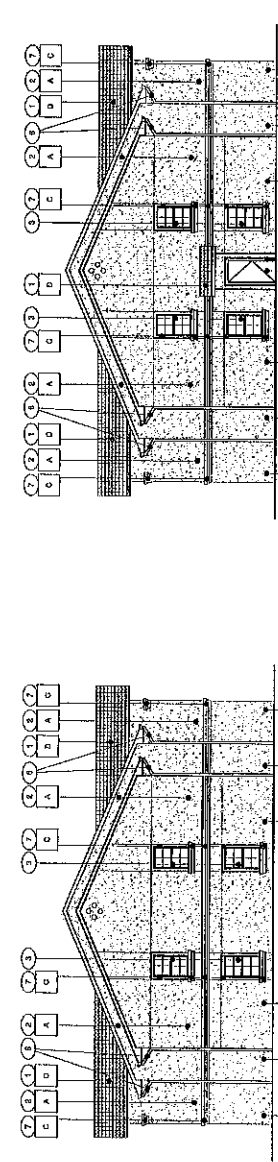
1. CLASS A CONCRETE ROOF/TILE OVER TYPE B FELT UNDERLAYMENT TYP.
2. ONE-COAT STUCCO SYSTEM. SEE SPECIFICATIONS.
3. WOOD TRIM WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
4. PAINTED DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS.
5. WHITE METAL WALKING SYSTEM.
6. RAIN GUTTERS. DOWNPOUT SHOWS FOR PROPOSED LOCATIONS TO BE FIELD LOCATED AND TO HAVE DOWN SPASH BLOCK.
7. DETAIL BAND FORMED FROM EPS AND ONE-COAT STUCCO SYSTEM.

MATERIAL FINISHES:

A	COLOR TO MATCH VESTA PAINT, 772 "TODAY"
B	COLOR TO MATCH VESTA PAINT, 862 "AMBER TAN"
C	COLOR TO MATCH WHITE ANVO WINDOWS
D	COLOR TO MATCH PRODUCT CHARACTERISTICS, "VALDOR" SERIES OR APPROVED EQUAL.



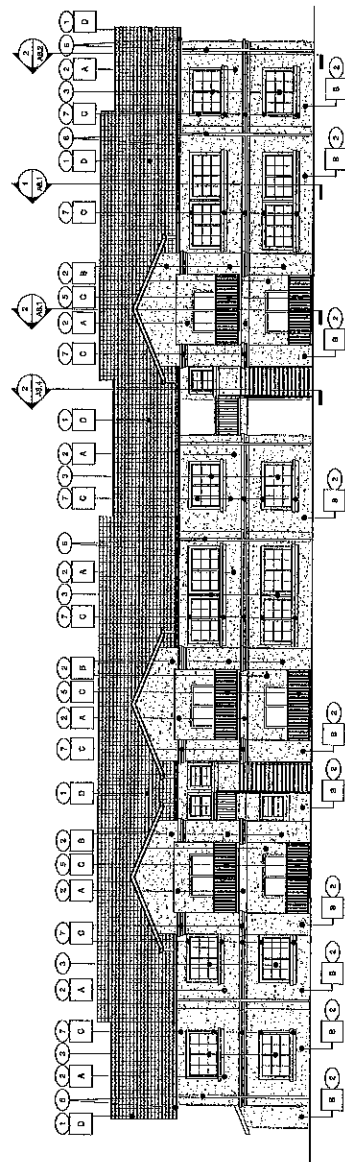
FRONT ELEVATION - BLDG. TYPE A
SCALE: 1/8" = 1'-0"



LEFT ELEVATION - BLDG. TYPE A
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RIGHT ELEVATION - BLDG. TYPE A
SCALE: 1/8" = 1'-0"



REAR ELEVATION - BLDG. TYPE A
SCALE: 1/8" = 1'-0"

AMAYA VILLAGE

PROJECT ADDRESS
 440 E. STATE STREET, SUITE 100
 FOLSOM, CALIFORNIA 95630
 TEL: (916) 441-3047

Pacific West Architecture

AMAYA - AMERINA - CALIFORNIA - COLORADO - ILLINOIS - IOWA - IDAHO - IOWA - KANSAS - KENTUCKY - MASSACHUSETTS - MICHIGAN - MINNESOTA - MISSOURI - MONTANA - NEBRASKA - NEVADA - NEW JERSEY - NEW YORK - NORTH CAROLINA - OHIO - OKLAHOMA - OREGON - SOUTH CAROLINA - TEXAS - UTAH - VIRGINIA - WASHINGTON - WISCONSIN - WYOMING

THE ARCHITECT'S CONTRACT SHALL BE SUBJECT TO THE STANDARD CONTRACT DOCUMENTS PUBLISHED BY THE ARCHITECTURAL RECORD COMPANY, 1200 W. BROADWAY, SUITE 1800, NEW YORK, NY 10014. THE ARCHITECT'S CONTRACT SHALL BE SUBJECT TO THE STANDARD CONTRACT DOCUMENTS PUBLISHED BY THE ARCHITECTURAL RECORD COMPANY, 1200 W. BROADWAY, SUITE 1800, NEW YORK, NY 10014.

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GENERAL NOTES

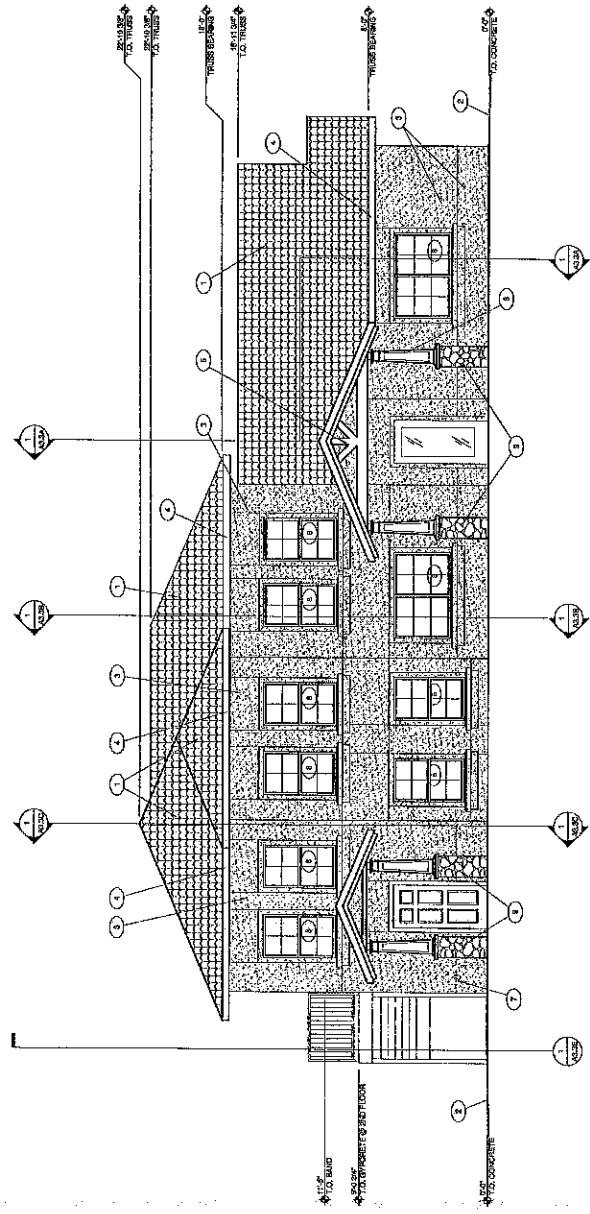
1. VERIFY EXISTING FINISHES IN ORDER PRIOR TO START OF CONSTRUCTION.
2. SEE SCOPES AND SPECIFICATIONS FOR ALL MATERIALS AND FINISHES. MATERIALS AND FINISHES NOT SHOWN ON EXISTING DRAWINGS SHALL BE AS SHOWN ON THIS SET OF DRAWINGS.
3. COORDINATE THE PLACEMENT OF ALL LIGHTING FIXTURES WITH THE ELECTRICAL DRAWINGS AND SPECIFICATIONS.
4. VERIFY ALL MATERIALS AND FINISHES ARE AVAILABLE AND APPROVED PRIOR TO INSTALLATION. TYP. AT ALL INSTANCES.

KEY NOTES

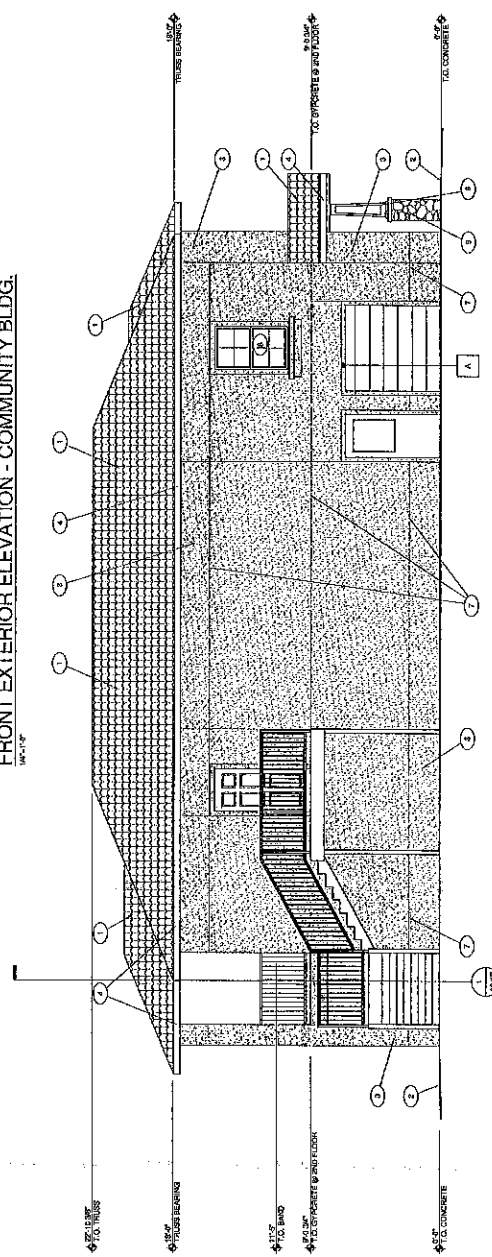
1. TYPE IV CONCRETE TILE FINISH SYSTEM. SEE SPECIFICATIONS.
2. FINISH GRADE FINISH SYSTEM. SEE SPECIFICATIONS.
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5. DESIGNATE WOOD FINISHES, IDENTIFY MATERIAL, GRADE, FINISH, TRIM, PAINT, MILLWORK, ETC. AS SHOWN ON THIS SET OF DRAWINGS.
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MATERIAL FINISHES:

- A POLYMER CONCRETE TILE FINISH SYSTEM. SEE SPECIFICATIONS.
- B POLYMER CONCRETE TILE FINISH SYSTEM. SEE SPECIFICATIONS.
- C POLYMER CONCRETE TILE FINISH SYSTEM. SEE SPECIFICATIONS.
- D POLYMER CONCRETE TILE FINISH SYSTEM. SEE SPECIFICATIONS.



FRONT EXTERIOR ELEVATION - COMMUNITY BLDG.



LEFT EXTERIOR ELEVATION - COMMUNITY BLDG.

RESOLUTION NO. PC 2016-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE COVE RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 2016-01 FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL INCLUDING APPROVAL OF MITIGATED NEGATIVE DECLARATION RELATING TO AMG AND ASSOCIATES PROJECT

WHEREAS, a zoning ordinance amendment application was initiated by AMG and Associates requesting a general plan amendment from General Commercial to High Density Residential, as depicted in Exhibit "A"; and

WHEREAS, the subject project requires approval of a general plan amendment in accordance with Chapter 17.58 of the Orange Cove Zoning Ordinance; and

WHEREAS, the subject application was reviewed for compliance with the Orange Cove Municipal Code; and

WHEREAS, the Commission reviewed the proposal at a meeting on March 22, 2016; and

WHEREAS, a Mitigated Negative Declaration for the proposed projects was prepared and considered by the Planning Commission and the Initial Study contains no evidence that the project proposal will individually or cumulatively adversely effect wildlife resources as defined by Section 71.2 of the Fish and Game Code; and

WHEREAS, the Commission, as a result of its inspections and investigations, and of studies made in its behalf, and of testimonies offered at said meeting, has established that the long-term interests of the City of Orange Cove and of its residents would be best served by approving the Mitigated Negative Declaration; and

WHEREAS, it is in the best interests of General Plan consistency and the surrounding neighborhood to recommend approval of the general plan amendment as depicted in Exhibit "A".

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Orange Cove hereby recommends to the City Council that the Mitigated Negative Declaration be approved and that General Plan Amendment 2016-01, changing the land use designation from Neighborhood Commercial to High Density Residential, be approved.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Orange Cove held on the 22nd day of March, 2016, and passed at said meeting by the following vote:

AYES:

NOES:

ABSENT:

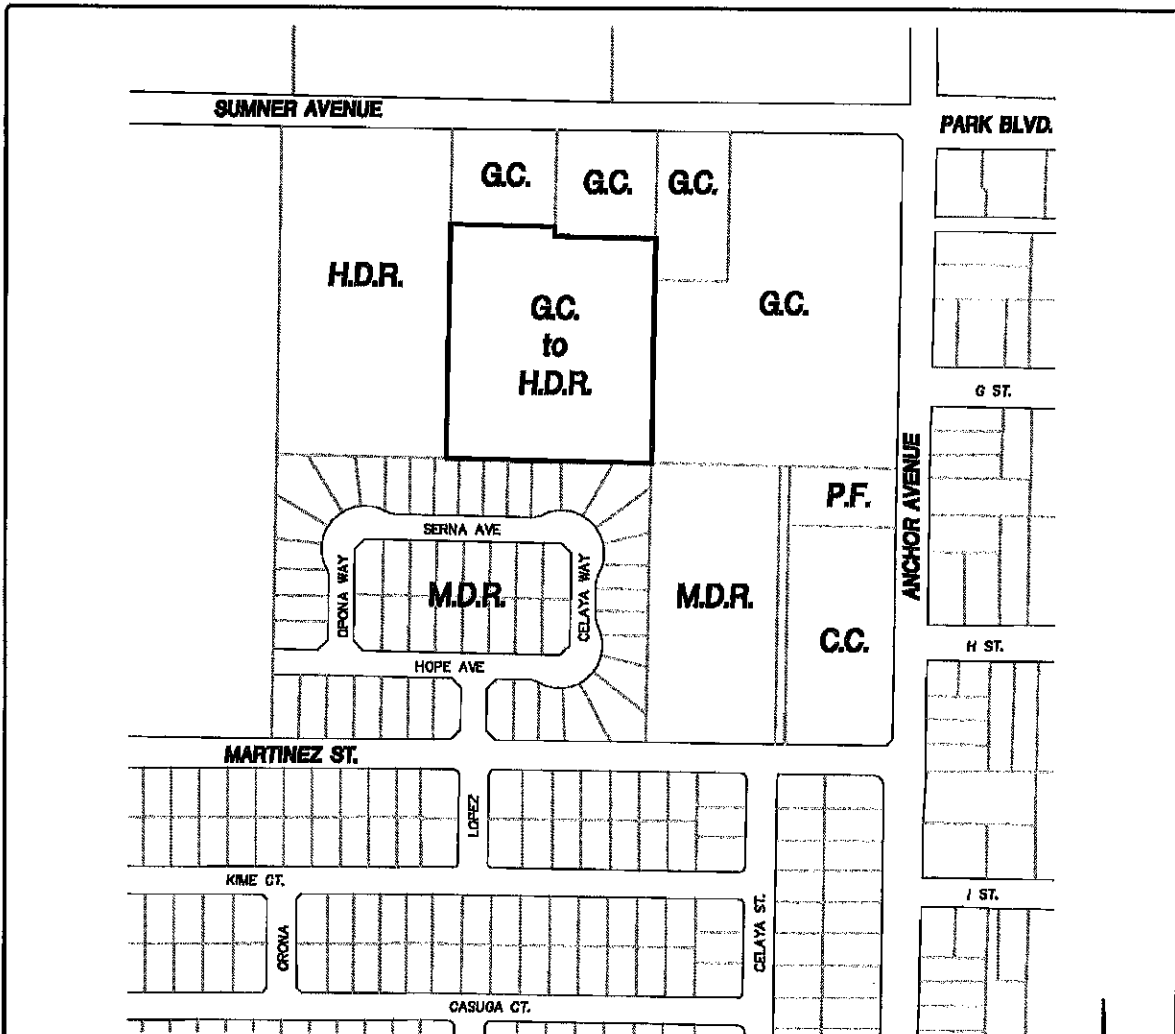
ABSTAIN:

The foregoing resolution is hereby approved.

ATTEST:

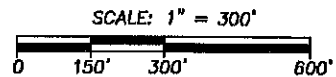
June Bracamontes, Secretary


EXHIBIT A



LEGEND:

- G.C. GENERAL COMMERCIAL
- P.F. PUBLIC FACILITIES
- C.C. CENTRAL COMMERCIAL
- M.D.R. MEDIUM DENSITY RESIDENTIAL
- H.D.R. HIGH DENSITY RESIDENTIAL

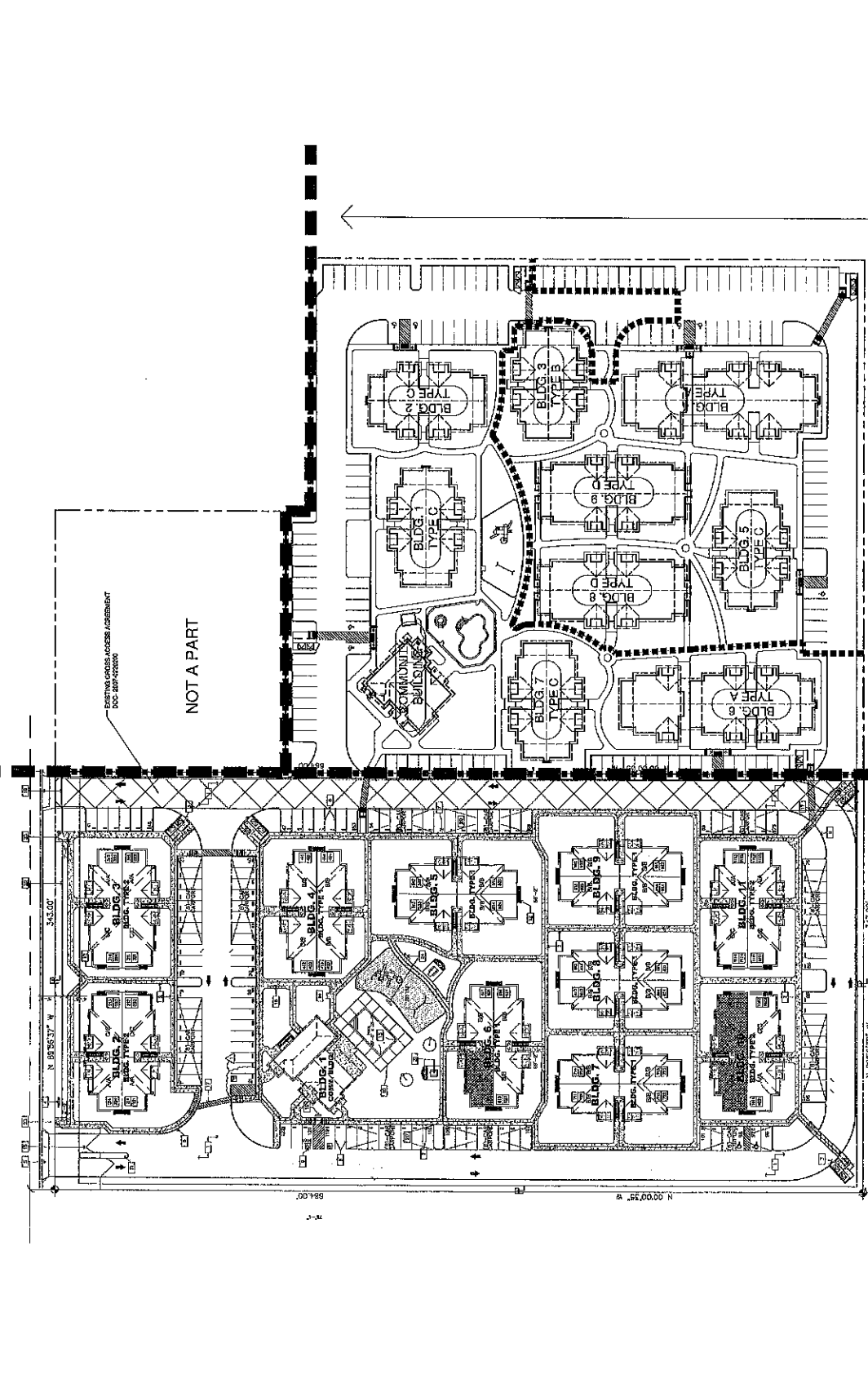


 YAMABE & HORN ENGINEERING, INC. 2986 N. BURL AVENUE SUITE 101 FRESNO, CA 93727 TEL (559) 244-3123 FAX (559) 244-3120	Ref. & Rev.	CITY OF ORANGE COVE	
		2014 GENERAL PLAN AMENDMENT & REZONING PROPOSED GENERAL PLAN	Dr. By: ER Ch. By: GH Date: 2/19/2014 YH Job No. 18-243 Sheet No. 1 of _____ Sheets

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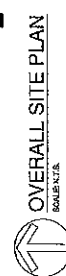
EXISTING LOS ARBOLES FAMILY APARTMENTS

PARK BLVD.



AMAYA VILLAGE PHASE I & II

EXISTING LOS ARBOLES FAMILY APARTMENTS



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT	AMAYA VILLAGE
PROJECT ADDRESS	
OWNER	
DATE	
SCALE	

THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

AMAYA VILLAGE PHASE I & II

Pacific West Architecture
 441 S. STATE STREET, SUITE 100
 LOS ANGELES, CA 90013
 TEL: (213) 481-4827
 FAX: (213) 481-4828
 MAILING ADDRESS: 441 S. STATE STREET, SUITE 100, LOS ANGELES, CA 90013

PROJECT ADDRESS: AMAYA VILLAGE
 OWNER: AMAYA VILLAGE

A1.3

SCHEMATIC SET / NOT FOR CONSTRUCTION

RESOLUTION NO. PC 2016-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE COVE RECOMMENDING CITY COUNCIL APPROVING ZONE CHANGE AMENDMENT 2016-01 FROM GENERAL COMMERCIAL (C-2) TO HIGH DENSITY MULTI-FAMILY RESIDENTIAL (R-3) INCLUDING APPROVAL OF MITIGATED NEGATIVE DECLARATION RELATING TO AMG AND ASSOCIATES PROJECT

WHEREAS, a zoning ordinance amendment application was initiated by AMG and Associates requesting a zone change amendment from General Commercial (C-2) to High Density Multi-Family Residential (R-3), as depicted in Exhibit "A"; and

WHEREAS, the subject project requires approval of a zone change amendment in accordance with Chapter 17.58 of the Orange Cove Zoning Ordinance; and

WHEREAS, the subject application was reviewed for compliance with the Orange Cove Municipal Code; and

WHEREAS, the Commission reviewed the proposal at a meeting on March 22, 2016; and

WHEREAS, a Mitigated Negative Declaration for the proposed projects was prepared and considered by the Planning Commission and the Initial Study contains no evidence that the project proposal will individually or cumulatively adversely effect wildlife resources as defined by Section 71.2 of the Fish and Game Code; and

WHEREAS, the Commission, as a result of its inspections and investigations, and of studies made in its behalf, and of testimonies offered at said meeting, has established that the long-term interests of the City of Orange Cove and of its residents would be best served by approving the Negative Declaration; and

WHEREAS, it is in the best interests of General Plan consistency and the surrounding neighborhood to recommend approval of the zone change amendment from C-2, Community Shopping Center to R-3, High Density Multi-Family Residential, as depicted in Exhibit "A".

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Orange Cove hereby recommends to the City Council that the Mitigated Negative Declaration and that Zone Change Amendment 2016-01, changing the land use zone from C-2, Community Shopping Center to R-3, High Density Multi-Family Residential, be approved.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Orange Cove held on the 22nd day of March, 2016, and passed at said meeting by the following vote:

AYES:

NOES:

ABSENT:

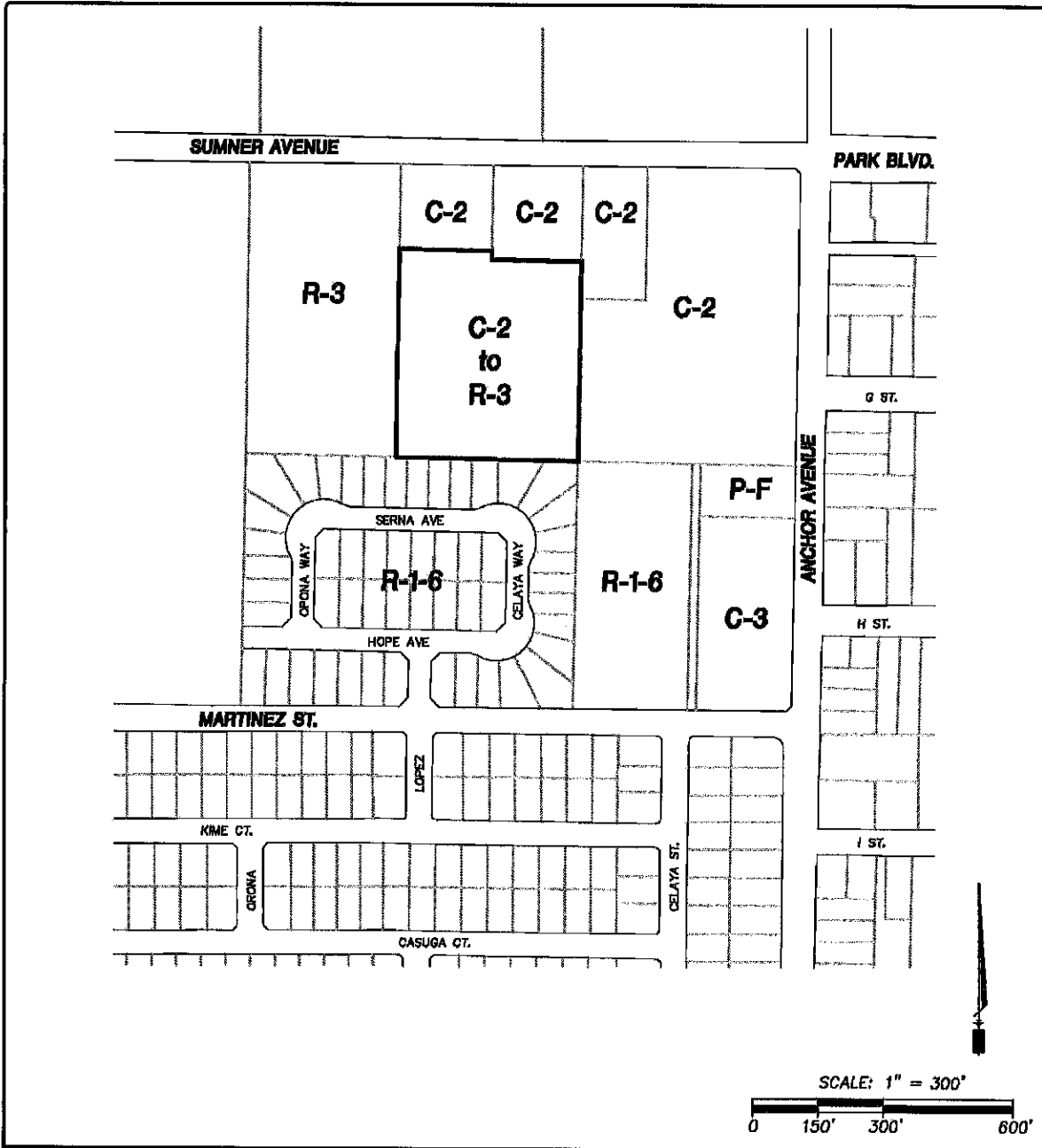
ABSTAIN:


The foregoing resolution is hereby approved.

ATTEST:

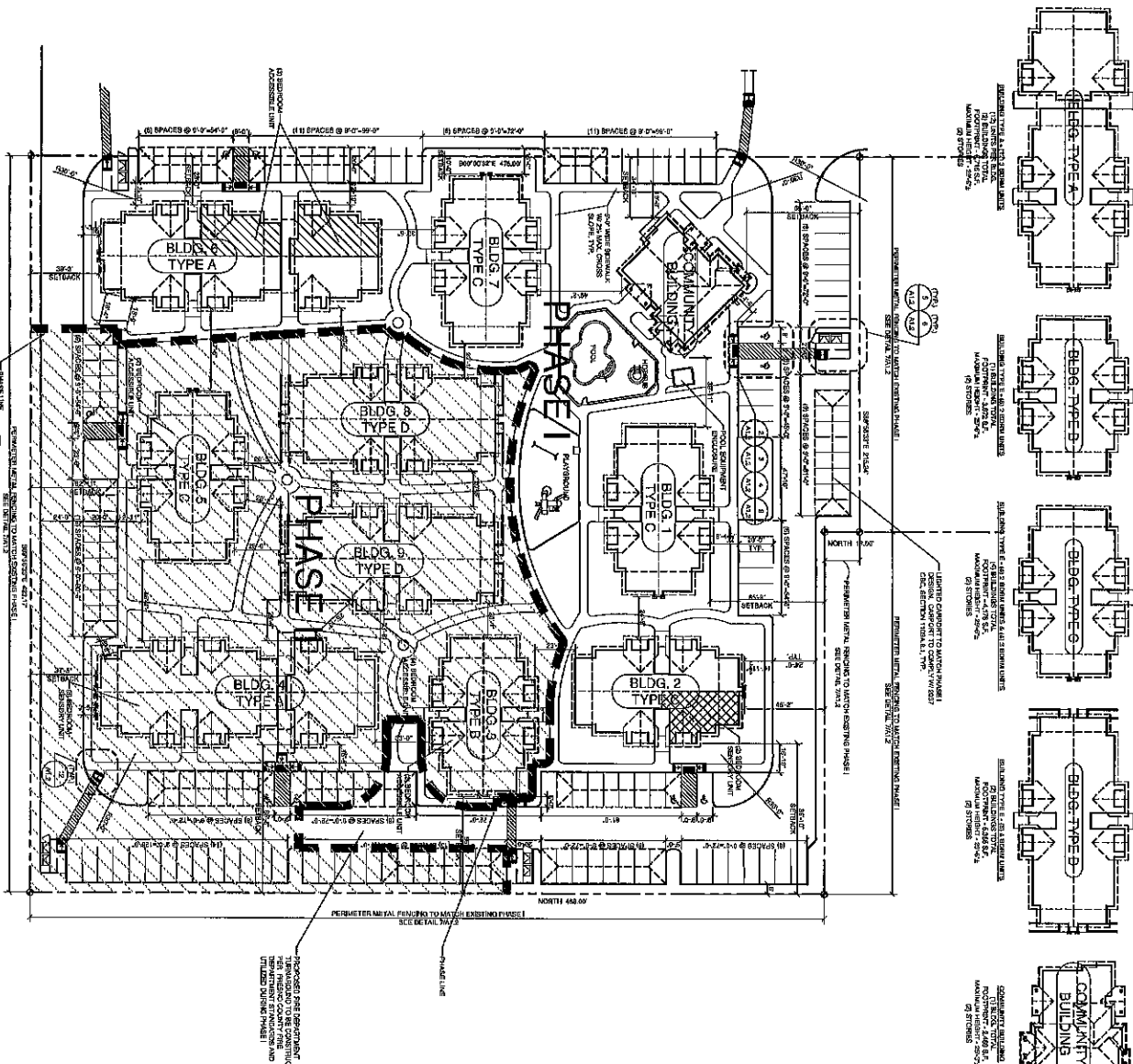
June Bracamontes, Secretary

EXHIBIT A



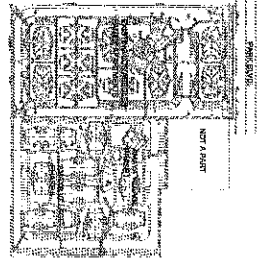
 <p>YAMABE & HORN ENGINEERING, INC.</p> <p>2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727</p> <p>TEL (559) 244-3123 FAX (559) 244-3120</p>	Ref. & Rev.	CITY OF ORANGE COVE	
		<p>2014 GENERAL PLAN AMENDMENT & REZONING</p> <p>PROPOSED ZONING</p>	<p>Dr. Byc ER</p> <p>Ch. Byc GH</p> <p>Date: 2/19/2014</p> <p>YH Job No. 09-343</p> <p>Sheet No. 1</p> <p>of _____ Sheets</p>

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SITE PLAN
SCALE: 1/4" = 1'-0"

VICINITY MAP
SCALE: 1/2" = 1'-0"



Accessible Pathways:
The use of paths and ramps at accessible parking spaces shall be in accordance with the International Symbol of Accessibility. Paths and ramps shall be constructed in accordance with the ADAAG and shall provide a firm, stable, slip-resistant surface. Paths and ramps shall be at least 4 feet wide, with a minimum clear width of 3 feet 6 inches. Paths and ramps shall be constructed to a maximum slope of 1:12. Paths and ramps shall be constructed to a maximum cross-slope of 1:50. Paths and ramps shall be constructed to a maximum vertical clearance of 6 feet 8 inches. Paths and ramps shall be constructed to a maximum height of 4 feet 8 inches. Paths and ramps shall be constructed to a maximum width of 6 feet 8 inches. Paths and ramps shall be constructed to a maximum depth of 4 feet 8 inches. Paths and ramps shall be constructed to a maximum length of 10 feet 6 inches. Paths and ramps shall be constructed to a maximum weight of 10,000 pounds. Paths and ramps shall be constructed to a maximum temperature of 100 degrees Fahrenheit. Paths and ramps shall be constructed to a maximum sound level of 100 decibels. Paths and ramps shall be constructed to a maximum vibration level of 100 millivolts. Paths and ramps shall be constructed to a maximum electromagnetic interference level of 100 microvolts. Paths and ramps shall be constructed to a maximum radio frequency level of 100 microvolts. Paths and ramps shall be constructed to a maximum ultraviolet level of 100 milliwatts. Paths and ramps shall be constructed to a maximum infrared level of 100 milliwatts. Paths and ramps shall be constructed to a maximum visible light level of 100 foot-candles. Paths and ramps shall be constructed to a maximum sound level of 100 decibels. Paths and ramps shall be constructed to a maximum vibration level of 100 millivolts. Paths and ramps shall be constructed to a maximum electromagnetic interference level of 100 microvolts. Paths and ramps shall be constructed to a maximum radio frequency level of 100 microvolts. Paths and ramps shall be constructed to a maximum ultraviolet level of 100 milliwatts. Paths and ramps shall be constructed to a maximum infrared level of 100 milliwatts. Paths and ramps shall be constructed to a maximum visible light level of 100 foot-candles.

PHASE I

APRIL 2018	COMMUNITY BUILDING	60,000 SQ. FT.	120,000 SQ. FT.
APRIL 2018	BLDG 1 TYPE C	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 2 TYPE C	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 3 TYPE B	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 4 TYPE D	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 5 TYPE B	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 6 TYPE A	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 7 TYPE C	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 8 TYPE D	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 9 TYPE D	10,000 SQ. FT.	20,000 SQ. FT.

PHASE II

APRIL 2018	COMMUNITY BUILDING	60,000 SQ. FT.	120,000 SQ. FT.
APRIL 2018	BLDG 1 TYPE C	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 2 TYPE C	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 3 TYPE B	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 4 TYPE D	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 5 TYPE B	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 6 TYPE A	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 7 TYPE C	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 8 TYPE D	10,000 SQ. FT.	20,000 SQ. FT.
APRIL 2018	BLDG 9 TYPE D	10,000 SQ. FT.	20,000 SQ. FT.

PROJECT: **AMAYA VILLAGE**

PROJECT ADDRESS: **OPATNE COVE, CA**

Pacific West Architecture

400 E. STATE STREET, SUITE 100
EAGLE PASSO 93816
909-494-8200
WWW.PACIFICWESTARCH.COM

BLDG. TYPE
NO. OF UNITS
REFERENCE

COMMUNITY BUILDING	1	60,000 SQ. FT.
BLDG 1 TYPE C	1	10,000 SQ. FT.
BLDG 2 TYPE C	1	10,000 SQ. FT.
BLDG 3 TYPE B	1	10,000 SQ. FT.
BLDG 4 TYPE D	1	10,000 SQ. FT.
BLDG 5 TYPE B	1	10,000 SQ. FT.
BLDG 6 TYPE A	1	10,000 SQ. FT.
BLDG 7 TYPE C	1	10,000 SQ. FT.
BLDG 8 TYPE D	1	10,000 SQ. FT.
BLDG 9 TYPE D	1	10,000 SQ. FT.

PROJECT ADDRESS

AMAYA VILLAGE

PROJECT ADDRESS

OPATNE COVE, CA

PROJECT ADDRESS

OPATNE COVE, CA

RESOLUTION NO. PC 2016-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE COVE RECOMMENDING CITY COUNCIL APPROVING ZONE CHANGE AMENDMENT 2016-01 FROM GENERAL COMMERCIAL (C-2) TO HIGH DENSITY MULTI-FAMILY RESIDENTIAL (R-3) INCLUDING APPROVAL OF MITIGATED NEGATIVE DECLARATION RELATING TO AMG AND ASSOCIATES PROJECT

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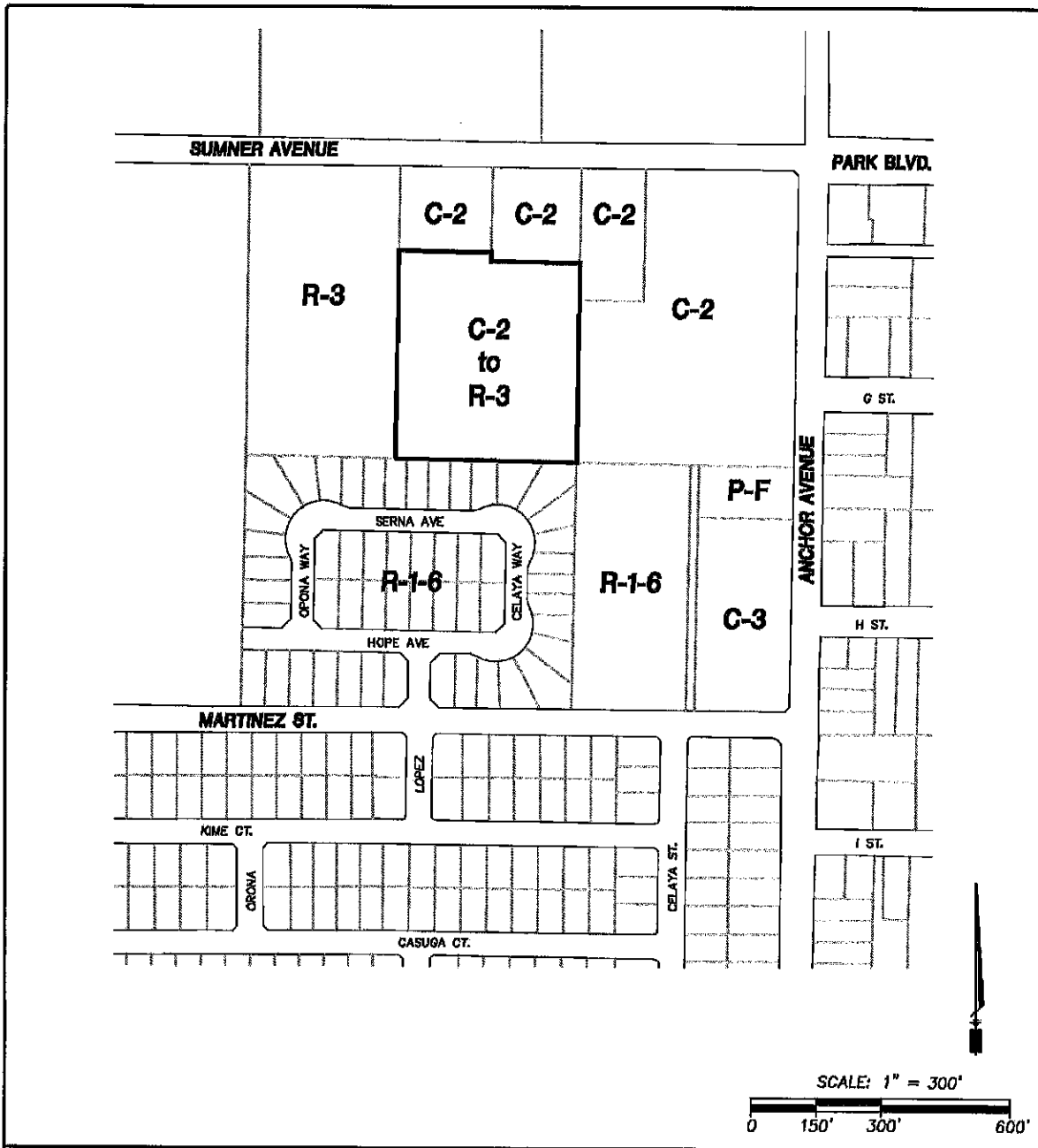
ABSTAIN:


The foregoing resolution is hereby approved.

ATTEST:

June Bracamontes, Secretary

EXHIBIT A



 <p>YAMABE & HORN ENGINEERING, INC.</p> <p>2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727</p> <p>TEL (559) 244-3123 FAX (559) 244-3120</p>	Ref. & Rev.	CITY OF ORANGE COVE	Dr. By: ER Ch. By: GH Date: 2/19/2014 YH Job No. 13-343 Sheet No. 1 of _____ Sheets
		2014 GENERAL PLAN AMENDMENT & REZONING PROPOSED ZONING	

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