

AGENDA
ORANGE COVE PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 15, 2022
MEETING AT 6:30 P.M.

TELECONFERENCE
(CALL 720-740-9780 ACCESS CODE 1060550#)

Planning Commissioners
Rev. Rick Applegarth- Vicky Alvarado - Rick E. Alonso - Charles Lopez
Manuel Ferreira

A. Call to Order/Welcome

Planning Commissioner and Staff

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 Commission Minutes of October 19, 2021

D. Administration

2. **SUBJECT:** PUBLIC HEARING: Blossom Estates Subdivision Project and Blossom Heights Multifamily Residential Project

Blossom Estates Subdivision Project The applicant is requesting approval of application for Tentative Subdivision Map No. 6355 to subdivide vacant land into 156 residential single-family lots. The site is located approximately 450' south of South Ave., on the west side of Anchor Ave. The Assessor Parcel Numbers for the site are 378-021-28, 378-021-40, 378-021-41, 378-021-42 containing approximately 30.7 acres.

Recommendation: Planning Commission to consider approving the following Resolutions:

- a. Resolution No. PC 2022-01 adopting a Mitigated Declaration and a Mitigated Monitoring and Reporting Program for the Blossom Estates Tentative Tract Map No. 6355
- b. Resolution No. PC 2022-02 approving Tentative Tract Map No. 6355 (Piro Enterprises) subject to the conditions shown as Exhibit "A" herein

Blossom Heights Multifamily Residential Project The applicant is requesting approval of Site Plan Review, General Plan Amendment and Rezone Amendment applications to develop vacant land into 40 multifamily apartments. The site is located northeast of the intersection between Jacobs Ave. and Adams Ave. The Assessor Parcel Numbers for the site are 375-234-19, 20, & 24, containing approximately 2.9 acres.

Recommendation: Planning Commission to consider approving the following Resolution:

- a. Resolution No. PC 2022-03 approving a Rezone of 2.94 acres, General Plan Amendment to redesignate the same from R-1-6 to R-3 and approve Site Plan for the proposed Blossom Heights Apartment Project subject to conditions of approval

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, OCTOBER 19, 2021

MEETING AT 6:30 P.M.

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

LIVE MEETING

TELECONFERENCE

(CALL 720-740-9780 ACCESS CODE 1060550#)

**Coy Weldon, Chairman
Planning Commissioners**

Rev. Rick Applegarth- Vicky Alvarado - Rick E. Alonso - Charles Lopez

A. Call to Order/Welcome

Planning Commissioner

Present: Chairman Weldon; Applegarth; Alvarado; Alonso; Lopez

Staff Present: City Clerk June Bracamontes and Planner Shun Patlan

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 Commission Minutes of July 20, 2021

Upon the motion by Member Alvarado and seconded by Member Applegarth, the Planning Commission approved the Consent Calendar as presented.

Yes: Weldon, Applegarth, Alonso, Alvarado, Lopez
No: None
Abstain: None
Absent: None

D. Administration

2. **SUBJECT: PUBLIC HEARING - Martinez Tract Map No. 6365**

Recommendation: Planning Commission to consider approving the following:

1. Adopt PC Resolution No. 2021-23 Approving a Mitigated Negative Declaration: Mitigated Monitoring, and Reporting program for the Martinez Tentative Subdivision Tract Map No. 6365 (Yanez Construction) subject to the following amendment (s) and conditions (s)
2. Adopt PC Resolution No. 2021-24 Approving an application for a Tentative Subdivision Tract Map No. 6365 located on the North side of Martinez Street, West of Anchor Avenue (APN:378030-41) Subject to the "Conditions of Approval"

Chairman Coy Weldon opened and closed the Public Hearing and no comments from the public.

Upon the motion by Member Applegarth and seconded by Member Lopez the Planning Commission approved PC Resolution No. 2021-23 Approving a Mitigated Negative Declaration: Mitigated Monitoring, and Reporting program for the Martinez Tentative Subdivision Tract Map No. 6365 (Yanez Construction) subject to the following amendment (s) and conditions (s)

Upon the motion by Member Alvarado and seconded by Member Alonso, the Planning Commission approved PC Resolution No. 2021-24 Approving an application for a Tentative Subdivision Tract Map No. 6365 located on the North side of Martinez Street, West of Anchor Avenue (APN:378030-41) Subject to the "Conditions of Approval"

E. Adjournment

Upon the motion by Member Applegarth and seconded by Member Alonso, the Planning Commission adjourned the Planning Meeting at 6:45 p.m.