



Kingsburg Planning Commission

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Chairperson
THOMAS HENSLEE

Vice Chairperson
ROBERT JOHNSON

Commission Members
DR. PAUL KRUPER
DR. JASON ROUNTREE
JEREMY KINNEY
JASON POYNOR
TROY COZBEY

Planning & Development
Director
HOLLY OWEN

Secretary
MARY COLBY

AGENDA
KINGSBURG PLANNING COMMISSION
MAY 12, 2016
6:00 P.M.
KINGSBURG CITY COUNCIL CHAMBER
1401 DRAPER STREET

1. **Call to order - Reminder for all Commissioners and Staff to speak clearly and loudly into the microphones to ensure that a quality recording is made of tonight's meeting. We ask that all those attending this meeting please turn off pagers and wireless phones.**

NEXT RESOLUTION 2016-07

2. **APPROVAL** of the April 14, 2016 minutes as mailed or corrected.
3. **PUBLIC COMMENTS** - Any person may directly address the Commission at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Commission. A maximum of five minutes is allowed for each speaker.
4. **PUBLIC HEARING – AWARDING OF COMPETITIVE ALLOCATIONS FOR RESIDENTIAL DEVELOPMENT FOR 2016**
 - A. Open Public Hearing scheduled for 6:00 P.M.
 - B. Presentation by Consulting Planning Director Holly Owen.
 - C. Commission Discussion
 - D. Open for Public Comment
 - E. Close Public Comment
 - F. Continued Commission Discussion
 - G. Close Public Hearing
 - H. Possible Actions:
 1. Decisions regarding Environmental Document
 2. Adopt/Deny/Modify Resolution

5. **FUTURE ITEMS**

6. **ADJOURN**

**KINGSBURG PLANNING COMMISSION
REGULAR MEETING
APRIL 14, 2016**

Call to order – At 6:05PM the Planning Commission meeting was called to order.

Commissioners Present – Kinney, Poynor, Kruper, Cozbey and Henslee

Commissioners Absent – Rountree and Johnson

Staff Present – Planning Director Holly Owen, City Engineer Dave Peters and Planning Secretary Mary Colby

APPROVAL – Commissioner Cozbey made a motion, seconded by Commissioner Poynor to approve the minutes of the March 10, 2016 meeting as mailed. The motion carried by unanimous vote of those Commissioners present.

PUBLIC COMMENTS - There were no citizens present who wished to comment at this time.

CONTINUED PUBLIC HEARING, TENTATIVE PARCEL MAP TPM-73 LOCATED AT 2321 18TH AVENUE, APPLICANT RICK SCHUIL

AT 6:06PM the Continued Public Hearing was opened

Planning Director Holly Owen reviewed the discussion from the prior meeting and stated that we are considering the conditions of approval which were continued from the last meeting. City Engineer Dave Peters stated that he would like to focus on condition #2 on the final map. There was discussion regarding the dedication and future street that may or may not go through this parcel. It was considered higher importance to have pedestrian access than vehicle access and an alternative for a pedestrian walkway was presented. Presented an alternative to the commissioners for a walkway rather than a full width street. The Commissioners stated that they would be supportive of this alternative.

Open for Public Comment 6:15PM

The applicant, Rick Schuil who lives at 3299 Avenue 396 stated that he and City Engineer Dave Peters visited the site and feel this would be a good solution. At this time there are still no plans for development on the vacant lot but this solution would not impact the neighbor to the south and would allow enough room to build on the parcel.

Close Public Comment – 6:16PM

Continued Commission Discussion – The subdivision was created in 1952 or 1953 so the layout of the land was not taking into consideration future development. The commissioners discussed the timeline for development of this project

Close Public Hearing – 6:20PM

Commissioner Kruper made a motion, seconded by Commissioner Cozbey to determine that the project is categorically exempt from the California Environmental Quality Act (CEQA). Under Section 15315 of the CEQA Guidelines minor land divisions are exempt activities.

The project meets the conditions listed in the Guidelines because it is in an urbanizing area where farming has ceased, involves four or fewer parcels, conforms to the General Plan and zoning (or in this case pre-zoning), requires no variances or exceptions, has access to all utilities and public streets, has not been involved in another land division in the past two years, and does not involve in another land division in the past two years, and does not involve a slope of greater than 20 percent. The motion carried by unanimous vote of those Commissioners present.

Commissioner Kruper made a motion, seconded by Commissioner Kinney to adopt resolution 2016-04 approving Tentative Parcel Map (TPM) 73 subject to the listed conditions of approval identified during the Site Plan Review meeting held on November 3, 2015. With revision to Condition #2 stating applicant shall provide an irrevocable offer of dedication for 12' along the south boundary of the property for use as a pedestrian pathway. The motion carried by unanimous vote of those Commissioners present.

PUBLIC HEARING - CONDITIONAL USE PERMIT – CUP-2016-01- FOR THE CONSTRUCTION OF A WORSHIP CENTER AND MULTI PURPOSE BUILDING FOR GRACE CHURCH OF THE VALLEY LOCATED AT 1101 MARION STREET, APPLICANT GRACE CHURCH.

Open Public Hearing at 6:24PM

Planning Director Holly Owen gave a brief presentation of the project stating that this is a new Conditional Use Permit for a project that was reviewed last year. There were changes made to the layout of the project and the square footage of the buildings has been reduced along with the elimination of the warehouse use as it would be too costly to convert. This warehouse building will remain vacant. We have received two letters just recently one was from Fresno County Health Department regarding underground tanks, the other was from Kings River Conservation District but they had no other comments. The traffic study was revised for the new proposal.

Commission Discussion –

Commissioner Kinney asked what the future plans were for the warehouse.

Commissioner Kruper asked if the statement about the underground tanks would change the mitigated negative declaration? Planning Director Owen stated that they would need to follow up with the Health Department regarding the tanks. She stated that language can be added to the conditions of approval to require the applicant to have the tanks inspected and contact the county to determine there are no environmental issues with the tanks.

City Engineer stated that the letter does not specifically say that there are underground storage tanks and if there is any evidence of tanks present at grading all work will be stopped to address the issue.

Open for Public Comment – 6:36PM

Charlie Fernandez, project manager for the Grace Church Project stated that they are hoping to create a sportsplex out of the warehouse in the future. This would include indoor batting and possibly a skate park that would be open to the public.

The following topics were discussed:

- Width of sidewalk up to the overpass. 5 foot wide per City Council.

- There will be no fence around the property but it will be landscaped.
- The warehouse building will not be removed and will be used in the future.
- The total square foot of construction is 45,228.

Close Public Comment – 6:48PM

Continued Commission Discussion – No further discussion by the Commissioners.

Close Public Hearing – 6:52PM

Commissioner Kruper made a motion, seconded by Commissioner Poynor to approve Resolution 2016-05 determining that the approval of Conditional Use Permit 2016-01 and the project will have no significant effect on the environment, subject to mitigation measures, and adopt the mitigated negative Declaration for the project. The motion carried by unanimous vote of those Commissioners present.

Commissioner Kruper made a motion, seconded by Commissioner Cozbey to approve Resolution 2016-06 as modified by the Planning Commission, recommending approval of Conditional Use Permit 2016-01 subject to conditions of approval attached to the resolution, including the findings required by Kingsburg Municipal Code Section 17.68.070 and the following additions:

- Addition of Attachment B to the Resolution
- Attachment B add #6 under General Section – Applicant shall investigate the presence of any underground storage tanks and mitigate per Fresno County Standards.
- Adjustment of fees based on corrected square footage.

The motion carried by unanimous vote of those Commissioners present.

FUTURE ITEMS

Commissioners discussed items for future agendas.

- Infill properties
- Multi-family housing
- Lot sizes.
- Inclusionary Housing
- Changes in general to the North Kingsburg Specific Plan

ADJOURN – At 7:35PM the Kingsburg Planning Commission meeting was adjourned.

Submitted by

Mary Colby
Planning Secretary

STAFF REPORT

TO: Kingsburg Planning Commission
FROM: Holly R Owen, AICP, Planning Director
DATE: May 12, 2016
SUBJECT: AWARDING OF COMPETITIVE HOUSING UNIT ALLOCATIONS FOR RESIDENTIAL DEVELOPMENT FOR 2016

Recommendation:

In accordance with the provisions of Section 16.09.060 of the Kingsburg Municipal Code, take the following action:

Recommend the Kingsburg City Council approve the rating and ranking for competitive housing unit allocations for the residential housing units for the proposed development projects, identified below, for the 2016 housing unit allocations:

- 1) 60 Lot Single Family Development (Gary Nelson, applicant) on 19.6 acres, southeast corner of Kamm and 18th Avenues, to develop single-family residential lots for custom home construction – allocate 60 single family residential housing units.
- 2) 94 Lot Single Family Development (Gerald and Barbara Erickson, Trustees) on 20 acres, 14143 S Academy Avenue to develop 94 single family residences – allocate 94 single family residential housing units.
- 3) 135 Lot PUD (West Star Construction, Inc.), on approximately 41.7 acres 13696 & 13774 S. Mendocino Avenue, to develop 129 single family residences and 18 multi-family residential units – allocate 129 single family residential housing units and 18 multi-family housing units.

Description:

The Growth Management System, Chapter 16.09 of the Kingsburg Municipal Code, (Attachment “A”) was enacted as Measure N, Charter Amendment to the City of Kingsburg Charter in November 2004. The Growth Management System was the result of concerns regarding unplanned and uncoordinated growth in the City. The Growth Management System provides for 115 housing unit allocations to be made available at the beginning of each calendar year, with a potential two rounds of applications for housing unit allocation units per year. During the downturn in the housing market, annual allocations for housing units continued to accrue, resulting in the passage of Kingsburg City Council Resolution 2013-38 (Attachment “B”) allowing housing units to accumulate for a period of three years.

As described in Section 16.09.070 of the Kingsburg Municipal Code, rating and ranking criteria is applied to each proposed housing project with the use of a 100-point scoring system. A number of criteria are considered, including suitability of location, the availability of utility services, architectural design and aesthetic considerations. The Planning Commission is required to review the rating and ranking recommendations prepared by the City Planning Staff. Attachment “D” is the Staff’s recommendation for rating and ranking for the allocation of housing units for the proposed residential housing projects identified above. The rating and ranking is based upon the project as identified in the application for allocation of housing units. Any changes in the project after housing units are awarded will be subject to the provisions of Section 16.09.020 (C) of the Kingsburg Municipal Code.

All the proposed development projects are in the North Kingsburg Specific Plan Area, will be processed as Planned Unit Developments, and are subject to the design standards and other requirements set forth in the North Kingsburg Specific Plan. Additionally, the land upon which each project will be constructed must be annexed to the City of Kingsburg through Fresno LAFCo process. The allocation of housing units to each project does not constitute approval of the project or lessen the need to obtain all required land use entitlements for the project.

The applications for housing units are attached for Commission’s information as Attachment “C”.

Environmental Review

This action, the allocation of housing units, is not subject to the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15378(b(5)), as the award of housing units is an organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment and therefore is not considered a project. All projects as they are submitted to the City for land use entitlements will be subject to separate environmental assessments.

Recommendation:

Staff recommends that the Kingsburg Planning Commission:

- 1) Recommend that the City Council approve the environmental determination that the award of housing units is not a project under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guideline to 15378 (b(5)), and
- 2) Recommend the City Council award 301 housing units as the 2016 housing unit allocation as follows:

Gary Nelson, SE Corner of Kamm and 18th Avenue (19.6 acres): Sixty (60) single family housing units.

Gerald Erickson, 14143 S Academy Avenue (20 acres): Ninety-Four (94) single family housing units.

West Star Construction, Inc., 13696 & 13774 Mendocino (41.7 acres): One hundred twenty-nine (129) single family housing units and eighteen (18) multifamily housing units.

ATTACHMENTS:

- 1. Attachment “A,”** Rating and ranking of allocation applications submittals for 2016
- 2. Attachment “B,”** Kingsburg Municipal Code Chapter 16.09, Growth Management System
- 3. Attachment “C,”** City Council Resolution 2013-38, approving accumulation of unused allocations for a period of three years
- 4. Attachment “D,”** Allocation applications for Gerald Erickson, Gary Nelson, West Star Construction, Inc
- 5. Exhibit 1,** Location map of proposed projects
- 6. Exhibit 2,** Allocation Chart and Historical Allocation Chart
- 7. Resolution 2016-__**

Discussion:

Three projects were submitted for the 2016 allocation process. Due to the preliminary nature of the submissions, Staff is scoring the applications based on information submitted by the applicant with the knowledge that given the requirements of the NKSP for Master planning, and with the need for annexation for all submittals, the proposed projects will contain more of the required details needed for approval at the time that they submit for entitlements.

SUITABILITY OF LOCATION (25 points possible)

Criteria from the allocation application form: The City promotes compact and efficient development. Concentric patterns of growth are preferred. Infill development within the Urban Limit Boundary is encouraged. Leapfrog development and irregular boundaries are discouraged. Islands or corridors of unincorporated territory are to be avoided. Projects will not be considered if the property identified in the application is not sufficiently contiguous to the City limits to allow for a logical and reasonable extension of the City limits as determined by the City. Using this information give details of your project. (Documentation may include a map and verbal description of location.)

- 25 POINTS Property is within City limits.
- 20 POINTS Infill project sufficiently surrounded by urban development.
- 15 POINTS Property is bordered by the City on more than one side.
- 10 POINTS Property is adjacent to the City within the Urban Limit Boundary.
- 5 POINTS Property is adjacent to the City but outside the Urban Limit Boundary.
- 0 POINTS Property is outside the Sphere of Influence and annexation is required.

Analysis:

The points system places emphasis on concentric and infill development and minimization of negative impacts to infrastructure and services. As all the projects are outside the City Limits, but adjacent to the City within the Urban Limit Boundary, and all the projects are bordered by the City on more than one side, all are awarded 15 points.

Erickson=15 points

Nelson=15 points

West Star= 15 points

INCLUSIONARY HOUSING (15 points possible)

Criteria from the allocation application form: The adopted Housing Element of the Kingsburg General Plan has an inclusionary housing policy calling for at least 15 percent of the housing units provided by each project to be affordable to low-income or very low-income households. If the affordable units are not incorporated into the project, the developer may be able to comply with the policy by assisting the City in providing an equal number of affordable housing units elsewhere in the City by dedicating appropriate land or paying an in-lieu fee amount acceptable to the City. For each percentage point of affordable housing included in or provided for by a project, one scoring system point will be awarded up to a maximum of 15 points.

Analysis: These proposed projects contain no affordable housing units. Responses from applicants to this ranged from the offer of payment (Erickson) of an in-lieu fee (to be determined by the City as one does not exist currently) to the comment that the proposal is not conducive to affordable housing (Nelson). The Erickson project offered the payment of an in-lieu fee, but has no affordable housing proposed. West Star has the most diverse range of housing type, and the City encourages their inclusion of a multifamily component in their proposed project. While this offers more affordable housing, it would not be considered low-income housing as measured by the standards of the Housing Element. The City is aware of the challenges in meeting this criteria.

In the context of housing, there is a difference between having a wide range of housing affordability, driven by size of the lot, house and pricing, and what is termed inclusionary housing. Currently inclusionary housing is driven by complex tax credits and is a specialty of certain developers, often those who have projects statewide. A suggestion would be to alter this criteria for the next allocation period to award points based on a wide range of housing options (multifamily, large lot, etc) rather than use the term ‘inclusionary’ or ‘affordable housing,’ terms that mean, for the time being, the involvement of a particular type of specialized financing.

Although the NKSP calls for a ‘full range of housing through the Planned Unit Development process (III-9)’, the City would benefit from further analysis as to how that goal can be accomplished.

Erickson=0 points

Nelson=0 points

West Star=0 points

MEETING NEEDS, DEMANDS AND OBJECTIVES (20 points possible)

Criteria from the allocation application form: The City's adopted Housing Element emphasizes the accommodation of special-needs populations. Points will be awarded for projects that provide housing for populations that are underserved or have special needs that are not generally met in other projects. Examples include, without limitation, handicapped-accessible units or housing for senior citizens or large families. (Documentation may include descriptions of existing housing inventory and market conditions, demographics, explanations of challenges confronted by the developers, descriptions or drawings of proposed housing features, etc.)

Points will be awarded to projects that:

1. Provide housing for populations that are underserved or have special needs that are not generally met in other projects, such as handicapped-accessible units or housing for senior citizens or large families.
2. Expand the range of housing choices available in the community by offering configurations, densities and/or price ranges that are not otherwise readily available.
3. Satisfy demonstrated market demands (e.g. large lots, senior housing).
4. Utilize properties that have been bypassed because they are challenging to develop.

Analysis:

Four specific criteria are cited. If all are weighted equally, five points are available for each category.

The proposed project by West Star has the greater variety of offerings, with the inclusion of 6 lots reserved for multifamily housing (triplexes). It is unclear from the submission as to the extent of the handicapped accessibility, whether 'features' constitute the definition of 'units.'

Both the Nelson and Erickson projects cited meeting 'demonstrated market demands' as rationale for point awards. Although a case can be made that large and small lots yield a variety of price points, a deeper market analysis is needed to accrue additional points.

Erickson=3 points

Nelson=3 points

West Star= 10 points

INFRASTRUCTURE AND SERVICES (25 points possible)

Criteria from the allocation application form: Preference will be given to projects that have the most positive impacts and/or the least negative impacts on infrastructure and services provided by the City and other service entities that operate within or provide services to the City. Documentation of infrastructure considerations and property dedications can take the form of written descriptions and commitments, maps and diagrams. Conservation features can also be documented with industry or manufacturer data and literature.

Scoring shall be based on the following criteria:

1. Proximity to existing infrastructure systems.
2. The extent of extension or expansion needed to increase the capacity of existing infrastructure to serve the proposed development and, if appropriate, future development.
3. The willingness of the developer to enter into a reimbursement agreement if the project involves construction of master-planned facilities and such an agreement is appropriate.
4. Agreement to construct and install new oversized infrastructure and/or construct and install new infrastructure that extends beyond the developer's project in order to service future growth, with reimbursement to the developer pursuant to a reimbursement agreement providing for reimbursement by future development connecting to the oversized and/or extended infrastructure.
5. Dedication of real property to the City to improve systems and services, including, without limitation, rights-of-way for streets, alleys or green belts, or sites for water wells, lift stations, drainage basins (in accordance with the Storm Drain Master Plan), parks, and schools sites, etc.
6. Incorporation of resource conservation features, including, without limitation, active or passive solar systems, water conservation features, drought-tolerant landscaping and energy-efficient appliances.

Analysis:

All applications indicated a willingness to dedicate property for systems and services. Dedications of real property for other uses, such as pedestrian paths and open space required by the NKSP was mentioned by the West Star project. In addition, Nelson and Erickson offered to enter into reimbursement agreements per items 3 and 4, above.

Erickson=15 points

Nelson=15 points

West Star= 15 points

ARCHITECTURAL DESIGN AND AESTHETIC CONSIDERATIONS (15 points possible)

Criteria from the allocation application form: Kingsburg continues to project an image as “The Swedish Village” which gives the City a unique identity. Residential housing should include distinctive design, quality construction and accompanying amenities. In addition to written descriptions, diagrams and maps, such documentation as elevations, renderings, floor plans and photographs of similar developments may help to illustrate the proposed project. In the case of walled and gated communities, aesthetics and amenities that are generally viewed by and available to residents and selected guests exclusively will not be considered in scoring in this Architectural Design and Aesthetic Considerations category. Only those features that are visible to the general citizenry outside of the walled and gated community will be evaluated.

Features that will receive points through the scoring system include:

1. Custom homes or customized features on tract homes that prevent houses in the same development from appearing repetitious.
2. Fostering of neighborhood character.
3. Compatibility with neighboring developments (for example lot sizes and square footage of homes).
4. Utilization of alleys for garage access from the rear.
5. Variable front yard setbacks.
6. Landscaping of street medians and parkways.
7. Green belts with pathways for pedestrians, skaters and bicyclists.
8. Pedestrian-friendly design.
9. Bicycle lanes in appropriate locations.
10. Preservation of existing trees.
11. Open space and recreation facilities.

(Specific examples are cited: custom homes or features on tract homes that keep them from appearing repetitious; fostering of neighborhood character; compatibility with neighboring developments; utilization of alleys for rear access; variable front yard setbacks; landscaping of medians and parkways; greenbelts with pathways for pedestrians, skaters and bicyclists; open space and recreation facilities; and pedestrian-friendly design.)

Analysis:

Project will be held to development standards under the NKSP for single family residential projects. These standards include all the above requirements, and the project descriptions indicate an understanding of those design standards and required amenities and a willingness to comply with them. While the Erickson and Nelson projects have alleys, West Star, while not including alleys, has open space and pedestrian connectivity to surrounding areas, and was the only application to include elevations and renderings.

Erickson=15 points

Nelson=15 points

West Star= 15 points

RECOMMENDED POINTS SUMMARY				
Points Available/Category	Total Residential	Erickson	Nelson	West Star
25 Location	25	15	15	15
15 Inclusionary housing	15	0	0	0
20 Needs, demands, objectives	20	3	3	10
25 Infrastructure and services	25	15	15	15
15 Design and aesthetics	15	15	15	15
100 TOTALS	100	48	48	55

Chapter 16.09 - GROWTH MANAGEMENT SYSTEM

Sections:

16.09.010 - Purpose.

- A. This chapter implements a growth management system that will manage regulating residential development so that it is compatible with the character and service capabilities of the city and other service providers within the city. This chapter implements the growth management amendment to the city charter passed by the voters of the city in the election of November 2, 2004.
- B. This chapter establishes a growth management system to limit the rate of residential growth in the city to a level compatible with the size, financial limitations, resource constraints, and services capabilities of the city and service providers within the city. This chapter also seeks to maintain aesthetic goals of the city. This chapter implements fundamental policies of the general plan including particular provisions of the land use and housing elements of the general plan. The growth management system will assist the city in addressing its responsibility to share in the provision of housing for households of various income levels as determined by the regional housing needs allocation plan prepared by the council of Fresno County governments and approved by the State Department of Housing and Community Development.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.020 - Allocations for housing units.

- A. One hundred fifteen (115) new allocations of housing units will become available at the beginning of each calendar year. Allocation is defined as the right to apply for a building permit to construct one single-family residence or one multi-family residential housing unit. The allocations are divided between two categories of housing: multiple-family housing units with thirty-five (35) allocations (less any allocations issued to multi-family small projects as defined in Section 16.09.050 of this chapter) per year (thirty percent (30%)) and single-family housing units, with eighty (80) allocations per year (seventy-percent (70%)). Of the eighty (80) allocations (less any allocations issued to small projects as defined in Section 16.09.050 of this chapter) per year of single-family housing units, twenty (20) allocations shall be reserved for large lot development on parcels of at least ten thousand (10,000) square feet.
- B. Allocations which are issued pursuant to the provisions of this chapter are issued to the specific residential development project identified and described in the application for allocations. Allocations are not issued to any person or entity. Allocations cannot be assigned, transferred or conveyed to another residential development project
- C. Except as otherwise set forth in this subsection, if after allocations are awarded, a residential housing project receiving allocations is modified or changed in any way, the allocations awarded to that residential housing project shall automatically terminate and become unused allocations subject to reallocation at the time of the next award of allocations. In order to obtain allocations, the modified or changed residential housing project must apply for allocations as a new residential housing project. Except that, a residential housing project may file an application with the city requesting that the allocations not terminate but remain with the changed or modified residential housing project. The city council may grant such application only if the city council can make all of the following findings:
 - 1. The city council determines that: (i) any modification or change in the type (i.e., single-family, multi-family, senior, etc.) of residential housing; or (ii) any modification or change in any aspect of the residential housing project which is subject to the rating and ranking criteria set forth in Section 16.09.070 of this chapter, identified in the original application for allocations, satisfies a current specific housing need in the city of Kingsburg;

2. Any modification or change: (i) in the number of residential housing units; or (ii) any modification or change in any aspect of the residential housing project which is subject to the rating and ranking criteria set forth in Section 16.09.070 of this chapter, identified in the original application for allocations, results solely from a modification or change identified in subsection (C)(1) of this section and does not result in a need to increase the allocations initially issued to the residential housing project identified in the original application;
 3. The competitive points the modified or changed residential housing project receives as determined by city staff's reevaluation of the modified or changed residential housing project pursuant to the competitive allocation process identified in Section 16.09.060 of this chapter, does not result in a competitive points ranking different from the residential housing project identified in the original application and does not effect the competitive points ranking of any other residential housing project that competed for allocations with the residential housing project identified in the original application;
 4. No entitlements have been approved or issued for the residential housing project prior to its application seeking to retain the awarded allocations.
- D. After allocations are issued as provided in this chapter, all development entitlements (i.e., parcel maps, subdivision maps, environmental review, etc.) associated with said allocations are required by the city or applicable law, rule or regulation must be approved by the city in order to use the issued allocations. If any required development entitlements are denied, or expire, the issued allocations related thereto shall automatically expire. The city will not accept any application for development entitlements unless allocations have been approved and issued for said development entitlements. Also for issued allocations to remain effective, complete development entitlement applications (including the payment of any and all required fees) for all required development entitlements must be submitted to the city within one hundred eighty (180) days after the date of issuance of the allocations and construction of off-site improvements, including, without limitation, installation of utilities and construction and installation of streets, must commence within three hundred sixty-five (365) days after the date of approval of all required development entitlements ("construction start date"). No fees paid by an applicant to the city as part of the entitlement process will be reimbursed by the city should the applicant fail to satisfy the requirements of this chapter.
- E. An applicant may request an extension of the construction start date by submitting a written application for such extension on the form required by the city. In order to grant an extension request, the city council, upon recommendation by the planning commission, must find that the failure of the applicant to commence construction of off-site improvements on or before the construction start date was beyond the reasonable control of the applicant.
- F. The city council, may, in its discretion, allow unused allocations to be carried over for a period of up to three years and allocated to first allocations and/or second allocations or both (as those terms are defined in Section 16.09.060 of this chapter). Unused allocations are allocations: (i) which were never issued; or (ii) previously issued and expired because of denial of development entitlements, failure to commence construction of off-site improvements on or before the construction start date or any extension thereof; or (iii) failure of the applicant to comply with the provisions of this chapter.
- G. In order to meet the housing needs of persons who will reside in mobilehome parks or multi-family housing developments, an applicant seeking to develop a mobilehome park with more than fifteen (15) spaces and/or multi-family housing development with more than fifteen (15) units may request issuance of allocations which would otherwise be issued over a three-year period. The purpose of this three-year allocation is to satisfy the housing needs of persons who wish to reside in mobilehome or multi-family developments, through the development of a project which is larger than would otherwise be allowed with only one year of allocations. An applicant may request a three-year allocation by submitting a written application to the city on the form required by the city.

(Ord. 2007-06 § 1, 2007: Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.030 - Senior housing allocations.

Demand for senior housing in the city exceeds the supply of senior housing within the city. As a result, and in order to address this need for more senior housing, allocations for a senior housing project shall be issued on the basis of one-half of one allocation for each senior housing unit to be constructed. Senior housing is defined as residential housing which requires that at least one person in residence in each dwelling unit be fifty-five (55) years of age or older. The residential dwelling units must include each of the following elements:

- A. Entryways, walkways, and hallways in the interior common areas of the development, and doorways and paths of access to and within the housing units, shall be as wide as required by current laws applicable to new multi-family housing construction for provision of access to persons using a standard-width wheelchair.
- B. Walkways and hallways in the common areas of the development shall be equipped with standard height railings or grab bars to assist persons who have difficulty with walking.
- C. Walkways and hallways in the common areas shall have lighting conditions which are of sufficient brightness to assist persons who have difficulty seeing.
- D. Access to all common areas and housing units within the development shall be provided without use of stairs, either by means of an elevator or sloped walking ramps.
- E. The development shall be designed to encourage social contact by providing at least some common open space.
- F. Refuse collection shall be provided in a manner that requires a minimum of physical exertion by residents.
- G. The development shall comply with all other applicable requirements for access and design imposed by law, including, but not limited to, the Fair Housing Act (42 U.S.C. Section 3601 et seq.), the Americans with Disabilities Act (42 U.S.C. Section 12101 et seq.), and the regulations promulgated at Title 24 of the California Code of Regulations that relate to access for persons with disabilities or handicaps. If a senior housing project includes the seven elements listed previously in this section and one of the three enhancements listed in subsection (G)(1) through (3) which follow in this section, allocations for that senior housing project shall be issued on the basis of one-third of one allocation for each senior housing unit to be constructed. If a senior housing project includes the seven elements listed previously in this section and two of the three enhancements listed in subsections (G)(1) through (3) which follow in this section, allocations for that senior housing project shall be issued on the basis of one-fourth of one allocation for each senior housing unit to be constructed. If a senior housing project includes the seven elements listed previously in this section and all three of the enhancements listed in subsections (G)(1) through (3) which follow in this section, allocations for that senior housing project shall be issued on the basis of one-fifth of one allocation for each senior housing unit to be constructed. Enhancements are:
 - 1. Development of congregate housing at a density that would meet the medium or high density residential standard in the general plan, at least seven dwelling units per net acre.
 - 2. Provision of support services that would enable senior citizens who are otherwise able to live independently to remain in their homes for a longer time. Examples of such services are provision of community meals, transportation, laundry services and cleaning services.
 - 3. Meeting the housing element inclusionary housing goal by making at least fifteen percent (15%) of the housing units affordable to households of low or very low income (less than eighty percent (80%) of the local median income for households of the same size).

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.040 - Exemption to allocation requirements.

The following types of residential housing may be constructed without the issuance of allocations:

- A. Residential housing units constructed upon parcels that were previously fully developed and which have adequate infrastructure to service the new residential development as determined by the city.
- B. Second housing units added to lots with single-family homes in conformance with the city zoning ordinance and applicable California law.
- C. Residential housing projects which received all required development entitlements prior to enactment of this chapter.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.050 - Small projects.

New multi-family or single-family residential developments of four or fewer dwelling units ("small projects") will automatically receive allocations and will not be required to participate in the competitive allocation process identified in Section 16.09.060 of this chapter.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.060 - Competitive allocations.

- A. Allocations for residential projects consisting of five or more dwelling units will compete for allocations in accordance with the process identified in this section. Each calendar year, the maximum number of allocations that can be issued through the competitive process for any one application for development entitlements to construct residential housing units is twenty-five (25) allocations for single-family housing or multiple-family housing, or thirty-five (35) allocations for mixed-density projects which include at least ten (10) single-family homes and at least ten (10) multiple-family dwelling units.
- B. Applications for competitive allocations must be filed with the planning and development department on or before four o'clock p.m. on September 30th of each calendar year. If September 30th falls on a Saturday, Sunday or holiday when the city offices are closed, the time for filing applications for competitive allocations shall be extended to four o'clock p.m. on the next business day. The development proposals identified in the applications shall be rated and ranked in accordance with the rating and ranking criteria identified in this chapter by planning staff during the month of October and the planning staff shall make its recommendations for competitive allocations to the planning commission.
- C. An application may not identify more than five model homes to be constructed for each group of twenty-five (25) allocations issued. At the election of the applicant, the model homes will or will not be counted as part of the allocations issued to the applicant. If the applicant elects not to include model homes as part of the allocations issued to the applicant, no certificate of occupancy will be issued for the model homes until allocations are issued for the model homes in accordance with the provisions of this chapter.
- D. At its first meeting each November, the planning commission will conduct a public hearing to review staff's rating and ranking recommendations for the competitive allocations and make recommendations to the city council regarding the competitive allocations. At its first regular meeting in December, the city council will consider the recommendations of the planning commission and will issue allocations for the next calendar year ("first allocations").
- E. If not all available allocations are issued in December, then at its first meeting in February of the next year, the city council may authorize staff to conduct a second competitive allocation process ("second allocations"). If a second allocation is authorized by the city council, the application process shall be the same as for the first allocations, except that all applications must be received by the planning and development department by four o'clock p.m. on March 31st. If March 31st falls on a Saturday, Sunday or holiday when the city offices are closed, the time for filing applications for second allocations shall

be extended to four o'clock p.m. on the next business day. City staff will perform its ranking and rating process during the month of April and a public hearing will be held by the planning commission at its first regular meeting in May to review staff's rating and ranking recommendations for the second allocation and make recommendations to the city council regarding the second allocation. At its first regular meeting in June, the city council will consider the recommendations of the planning commission and determine the number of second allocations to be issued, if any.

- F. If there is only one application for second allocations, the city council may authorize the issuance of all allocations available in the second allocation to the sole applicant, even though the allocations available in the second allocation exceed the maximum annual number of allocations available for issuance under this section of this chapter and even though the sole applicant for the second allocations received first allocations.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.070 - Rating and ranking criteria.

Projects seeking allocations will be rated using a one hundred (100) point scoring system and then ranked. Rating and ranking will be based on information submitted by the applicants in their application materials, backup documentation provided by applicants and other documents and information the city deems relevant to each respective project. Lists of supporting materials likely to be included in a typical application are found at the end of the description of each scoring category. Applicants are encouraged to submit any other materials that are relevant in supporting their applications. The scoring system will be based on the following criteria:

- A. Suitability of Location (Twenty-five (25) Points). The city promotes compact and efficient development. Concentric patterns of growth are preferred. Infill development within the urban limit boundary is encouraged. Leapfrog development and irregular boundaries are discouraged. Islands or corridors of unincorporated territory are to be avoided. Projects will not be considered if the property identified in the application is not sufficiently contiguous to the city limits to allow for a logical and reasonable extension of the city limits as determined by the city. Scoring for this category is as follows:

25 points	The property proposed for development is already within the city limits.
20 points	An infill project sufficiently surrounded by urban development as determined by the city.
15 points	The property is bordered by the city on more than one side.
10 points	The property is adjacent to the city limits and within the urban limit boundary, allowing for a logical and reasonable extension of the city limits, as determined by the city.
5 points	The property is adjacent to the city limits, allowing for a logical and reasonable extension of the city limits as determined by the city, but the property is outside of the urban limit boundary.

0 points	The property is outside of the sphere of influence and annexation to the sphere is required.
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Documentation may include a map and verbal description.

- B. Inclusionary Housing (Fifteen (15) Points). The adopted housing element of the Kingsburg general plan has an inclusionary housing policy calling for at least fifteen percent (15%) of the housing units provided by each project to be affordable to low-income or very low-income households. If the affordable units are not incorporated into the project, the developer may be able to comply with the policy by assisting the city in providing an equal number of affordable housing units elsewhere in the city by dedicating appropriate land or paying an in-lieu fee. For each percentage point of affordable housing included in or provided for by a project, one scoring system point will be awarded up to a maximum of fifteen (15) points. Documentation must include a detailed written commitment to provide the affordable housing described in the application. It must include calculation of the probable rental or mortgage costs of the housing units in the project proposed; calculation of the housing costs a low-income household can afford (which can be based on eighty percent (80%) of the median household incomes for Fresno County for the current year as provided by the California Department of Housing and Community Development); and an explanation of how any "gap" between the two calculations will be eliminated. The "gap" is the basis for determining an appropriate in-lieu fee, or an appropriate value for land to be dedicated for affordable housing purposes. If third-party subsidies are proposed through use of governmental grant funds or partnership with non-profit affordable housing organizations, the commitment on the part of any third-party entity must be documented in writing.
- C. Meeting Special Needs, Demonstrated Market Demands and Community Objectives (Twenty (20) Points). City's adopted housing element emphasizes the accommodation of special-needs populations. Points will be awarded for projects that provide housing for populations that are underserved or have special needs that are not generally met in other projects. Examples include, without limitation, handicapped-accessible units or housing for senior citizens or large families. Points will be awarded to projects that:
1. Provide housing for populations that are underserved or have special needs that are not generally met in other projects, such as handicapped-accessible units or housing for senior citizens or large families;
 2. Expand the range of housing choices available in the community by offering configurations, densities and/or price ranges that are not otherwise readily available;
 3. Satisfy demonstrated market demands (e.g., large lots, senior housing); and
 4. Utilize properties that have been bypassed because they are challenging to develop.

Documentation may include descriptions of existing housing inventory and market conditions, demographics, explanations of challenges confronted by the developers, description or drawings of proposed housing features, etc.

- D. Infrastructure and Services (Twenty-five (25) Points). Preference will be given to projects that have the most positive impacts and/or the least negative impacts on infrastructure and services provided by the city and other service entities that operate within or provide services to the city. Scoring shall be based on the following criteria:
1. Proximity to existing infrastructure systems;
 2. The extent of extension or expansion needed to increase the capacity of existing infrastructure to serve the proposed development and, if appropriate, future development;

3. The willingness of the developer to enter into a reimbursement agreement if the project involves construction of master-planned facilities and such an agreement is appropriate;
4. Agreement to construct and install new oversized infrastructure and/or construct and install new infrastructure that extends beyond the developer's project in order to service future growth, with reimbursement to developer pursuant to a reimbursement agreement providing for reimbursement by future development connecting to the oversized and/or extended infrastructure;
5. Dedication of real property to the city to improve systems and services, including, without limitation, rights-of-way for streets, alleys or green belts, or sites for water wells, lift stations, drainage basins, parks, and schools sites, etc;
6. Incorporation of resource conservation features, including, without limitation, active or passive solar systems, water conservation features, drought-tolerant landscaping and energy-efficient appliances.

Documentation of infrastructure considerations and property dedications can take the form of written descriptions and commitments, maps and diagrams. Conservation features can also be documented with industry or manufacturer data and literature.

- E. Architectural Design and Aesthetic Considerations (Fifteen (15) Points). Kingsburg continues to project an image as "the Swedish Village" which gives the city a unique identity. Residential housing should include distinctive design, quality construction and accompanying amenities. Features that will receive points through the scoring system include:
1. Custom homes or customized features on tract homes that prevent houses in the same development from appearing repetitious;
 2. Fostering of neighborhood character;
 3. Compatibility with neighboring developments (e.g., lot sizes and square footage of homes);
 4. Utilization of alleys for garage access from the rear;
 5. Variable front yard setbacks;
 6. Landscaping of street medians and parkways;
 7. Green belts with pathways for pedestrians, skaters and bicyclists;
 8. Pedestrian-friendly design;
 9. Bicycle lanes in appropriate locations;
 10. Preservation of existing trees;
 11. Open space and recreation facilities.

In addition to written descriptions, diagrams and maps, such documentation as elevations, renderings, floor plans and photographs of similar developments may help to illustrate the proposed project.

In the case of walled and gated communities, aesthetics and amenities that are generally viewed by and available to residents and selected guests exclusively will not be considered in scoring in this architectural design and aesthetic considerations category. Only those features that are visible to the general citizenry outside of the walled and gated community will be evaluated.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.080 - Phased projects.

Projects having more residential units than the maximum allocation allowable or available in a single allocation period may be phased. Allocations for phased projects may include allocations for the calendar

year and allocations for up to two years thereafter. Approval of allocations for a phased project shall identify the number of allocations that will be issued by the city and used by the applicant during each phase of the project. A separate final map is not required for each phase of a residential subdivision project. Phasing requirements, including, without limitation, number of allocations available for use in each phase, numbers of units that can be constructed and timing of construction, will be enforced as conditions of approval of the tentative tract map and final tract map and as provisions of the subdivision agreement. If a multiple-family residential project includes phasing, phasing requirements including those identified in this section will be enforced through conditions of approval of the site plan or planned unit development and as provisions of the development agreement if one is required by the city.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

16.09.090 - Exceptions and changes.

- A. The provisions of Chapter 16.40 of this title shall not apply to this chapter.
- B. The city council shall have the power to increase, decrease, change or reallocate allocations by resolution of the city council.

(Ord. 2006-09 § 1 (part), 2006: Ord. 2005-05 § 2 (part), 2005)

RESOLUTION NO. 2013-38**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KINGSBURG APPROVING THE UNIT ALLOCATIONS TO ACCUMULATE FOR A PERIOD OF THREE YEARS AND TO ALLOW EXTENDED ISSUED ALLOCATIONS FOR THE LIFE OF A TENTATIVE MAP.**

WHEREAS, on November 2, 2004 the citizens of the City of Kingsburg did approve Measure N, Charter Amendment No. 2004-1 amending the City Charter to state that the City shall establish growth control regulations to place a limit on the number of residential permits which may be issued annually; and,

WHEREAS, the City Council adopted Ordinance 2005-05 adding Chapter 16.09 Growth Management System to the City Municipal Code; and,

WHEREAS, Section 16.09.020F allows the City Council to allow unused allocations to be carried over for a period of up to three years; and,

WHEREAS, the unused allocations for the past three years total is 298 units; and,

NOW THEREFORE, BE IT RESOLVED that the Kingsburg City Council affirms that the following findings can be made:

1. That economic conditions have impacted residential growth in the City of Kingsburg.
2. That economic conditions that resulted in minimal development may result in a shortage of housing units in the future.
3. That allowing unit allocations to accumulate will allow the City of Kingsburg greater flexibility to meet the pent up demand for housing that may occur in the future.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Kingsburg City Council approves the accumulation of unused allocations for a rolling period of three years.

I, Sue Bauch, City Clerk of the City of Kingsburg, do hereby certify that the foregoing resolution was duly passed and adopted at a regular meeting of the Kingsburg City Council held on the 6th day of November, 2013 by the following vote:

Ayes: Council Member(s): Creighton, Karstetter, Blayney, Roman, and Mayor Reilly

Noes: Council Member(s): None

Absent: Council Member(s) None

Abstain: Council Member(s) None


Sue Bauch, City Clerk

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)



APPLICANT: Gerald Erickson DATE 3-30-16
 ADDRESS: 1660 Windsor Dr. START DATE 2017 -18
Kingsburg, CA. 93631 TRACT # 6151
 TELEPHONE: 559-897-5824 PROJECT NAME: (If Applicable)
 E-MAIL: ghe@eacpas.com TBD
 LOCATION OF PROJECT: 14143 S. Academy Ave., APN 394-021-14

DESCRIPTION OF PROJECT: This project proposes to develop 94 single family residential lots.

TOTAL ACREAGE: 20 AC. TOTAL UNITS: 94 MODEL HOMES: Yes
 SINGLE FAMILY: X MULTI-FAMILY: SENIOR: MOBILE HOME:
 OWNER'S NAME: Gerald Erickson and Barbara Erickson, Trustees
 ADDRESS: 1660 Windsor Dr. Kingsburg, CA. 93631

TELEPHONE: 559-897-5824 E-MAIL: ghe@eacpas.com

DO YOU OWN ADJACENT PARCELS: YES NO

LOCATION: _____

DEVELOPER: Unknown at this time.

ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

 Rating and ranking will be based on information submitted by the applicants in their application materials. Backup documentation and other documents and information provided by applicants which the City deems relevant to each respective project should also be included. Applicants are encouraged to submit any other materials that are relevant in supporting their applications.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

The scoring system will be based on the following criteria:

SUITABILITY OF LOCATION UP TO 25 POINTS

The City promotes compact and efficient development. Concentric patterns of growth are preferred. Infill development within the Urban Limit Boundary is encouraged. Leapfrog development and irregular boundaries are discouraged. Islands or corridors of unincorporated territory are to be avoided. Projects will not be considered if the property identified in the application is not sufficiently contiguous to the City limits to allow for a logical and reasonable extension of the City limits as determined by the City. Using this information give details of your project. *(Documentation may include a map and verbal description of location)*

- | | |
|-----------|--|
| 25 POINTS | Property is within City limits |
| 20 POINTS | Infill project and is substantially surrounded by urban development |
| 15 POINTS | Property is bordered by the City on more than one side |
| 10 POINTS | Property is adjacent to the City, within the Urban Limit Boundary, allowing for logical growth |
| 5 POINTS | Property is adjacent to the City but outside the Urban Limit Boundary |
| 0 POINTS | Property is outside the Sphere of Influence and annexation is required |

This proposed project is bounded by development on two sides. The properties adjacent to the north and east sides of this site are developed with similar size lots and are within the City limits of the City of Kingsburg. The properties on the west and south sides are undeveloped. The north, west and east sides of this site are adjacent to the City limits of the City of Kingsburg.

INCLUSIONARY HOUSING UP TO 15 POINTS

The adopted Housing Element of the Kingsburg General Plan has an inclusionary housing policy calling for at least 15 percent of the housing units provided by each project to be affordable to low-income or very low-income households. If the affordable units are not incorporated into the project, the developer may be able to comply with the policy by assisting the City in providing an equal number of affordable housing units elsewhere in the City by dedicating appropriate land or paying an in-lieu fee amount acceptable to the City. For each percentage point of affordable housing included in or provided for by a project, one scoring system point will be awarded up to a maximum of 15 points. *(Documentation must include a detailed written commitment to provide the affordable housing described in the application. It must include calculation of the probable rental or mortgage costs of the housing units in the project proposed; calculation of the housing costs a low-income household can afford (which can be based on 80 percent of the median household incomes for Fresno County for the current year as provided by the California Department of Housing and Community Development); and an explanation of how any "gap" is the basis for determining an appropriate in-lieu fee, or an appropriate value for land to be dedicated for affordable housing purposes. If third-party subsidies are proposed through use of governmental grant funds or partnership with non-profit affordable housing organizations, the commitment on the part of any third-party entity must be documented in writing.)*

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

Although this project proposes 6000 sf +/- lots, we do not anticipate affordable housing to be constructed in this tract. Payment of an in-lieu fee is anticipated.

MEETING SPECIAL NEEDS, DEMONSTRATED MARKET DEMANDS AND
COMMUNITY OBJECTIVES UP TO 20 POINTS

The City's adopted Housing Element emphasizes the accommodation of special-needs populations. Points will be awarded for projects that provide housing for populations that are underserved or have special needs that are not generally met in other projects. Examples include, without limitation, handicapped-accessible units or housing for senior citizens or large families. *(Documentation may include descriptions of existing housing inventory and market conditions, demographics, explanations of challenges confronted by the developers, description or drawings of proposed housing features, etc.)*

Points will be awarded to projects that:

1. Provide housing for populations that are underserved or have special needs that are not generally met in other projects, such as handicapped-accessible units or housing for senior citizens or large families.
2. Expand the range of housing choices available in the community by offering configurations, densities and/or price ranges that are not otherwise readily available.
3. Satisfy demonstrated market demands (e.g. large lots, or senior housing).
4. Utilize properties that have been bypassed because they are challenging to develop.

Check any appropriate category and provide details

- | | |
|---|--|
| <input type="checkbox"/> Handicapped accessible units | <input type="checkbox"/> Senior citizen housing |
| <input type="checkbox"/> Large family housing | <input type="checkbox"/> Difficult property to develop |

The lot sizes within this proposed development are smaller and more conducive to entry level homes. Therefore, providing pricing to encourage home ownership.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

INFRASTRUCTURE AND SERVICES UP TO 25 POINTS

Preference will be given to projects that have the most positive impacts and/or the least negative impacts on infrastructure and services provided by the City and other service entities that operate within or provide services to the City. *(Documentation of infrastructure considerations and property dedications can take the form of written descriptions and commitments, maps and diagrams. Conservation features can also be documented with industry or manufacturer data and literature.)*

Scoring shall be based on the following criteria:

1. Proximity to existing infrastructure systems.
2. The extent of extension or expansion needed to increase the capacity of existing infrastructure to serve the proposed development and, if appropriate, future development.
3. The willingness of the developer to enter into a reimbursement agreement if the project involves construction of master-planned facilities and such an agreement is appropriate.
4. Agreement to construct and install new oversized infrastructure and/or construct and install new infrastructure that extends beyond the developer's project in order to service future growth, with reimbursement to developer pursuant to a reimbursement agreement providing for reimbursement by future development connecting to the oversized and/or extended infrastructure.
5. Dedication of real property to the City to improve systems and services, including, without limitation, rights-of-way for streets, alleys or green belts, or sites for water wells, lift stations, drainage basins, (in accordance with the Storm Drain Master Plan) parks, and schools sites, etc.
6. Incorporation of resource conservation features, including, without limitation, active or passive solar systems, water conservation features, drought-tolerant landscaping and energy-efficient appliances.

Check the appropriate category and provide details

- Existing infrastructure Some infrastructure needed
 Reimbursement agreement Resource conservation features
 Dedication of property for systems and services

This proposed development has existing sewer and water mains along it's frontage on Academy Avenue. The owner will be willing to execute a reimbursement agreement and may be willing to dedicate property for systems and services, depending on the size/amount of dedication.

ARCHITECTURAL DESIGN AND AESTHETIC CONSIDERATIONS UP TO 15 POINTS

Kingsburg continues to project an image as "The Swedish Village" which gives the City a unique identity. Residential housing should include distinctive design, quality construction and accompanying amenities. *(In addition to written descriptions, diagrams and maps, such documentation as elevations, renderings, floor plans and photographs of similar developments*

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

may help to illustrate the proposed project. In the case of walled and gated communities, aesthetics and amenities that are generally viewed by and available to residents and selected guests exclusively will not be considered in scoring in this Architectural Design and Aesthetic Considerations category. Only those features that are visible to the general citizenry outside of the walled and gated community will be evaluated.)

Features that will receive points through the scoring system include:

1. Custom homes or customized features on tract homes that prevent houses in the same development from appearing repetitious.
2. Fostering of neighborhood character.
3. Compatibility with neighboring developments (for example lot sizes and square footage of homes).
4. Utilization of alleys for garage access from the rear.
5. Variable front yard setbacks.
6. Landscaping of street medians and parkways.
7. Green belts with pathways for pedestrians, skaters and bicyclists.
8. Pedestrian-friendly design.
9. Bicycle lanes in appropriate locations.
10. Preservation of existing trees.
11. Open space and recreation facilities.

Check the appropriate categories and provide details.

- Custom homes or features on tract homes that keep them from appearing repetitious
- Landscaping of medians and parkways
- Fostering of neighborhood character
- Compatibility with neighboring developments
- Utilization of alleys for rear access
- Variable front yard setbacks
- Greenbelts with pathways for pedestrians, skaters, and bicyclists
- Bicycle lanes in appropriate locations
- Preservation of existing trees
- Open space and recreation facilities
- Pedestrian-friendly design

This proposed development will be consistent with other subdivision in the vicinity and provide variations in the front elevations to provide a non-repetitious appearance. The proposes lot depths will provide for the flexibility to provide variable front yard setbacks. Circulation for pedestrians and bicycles will be provided as practical, feasible and as required by the City of Kingsburg.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

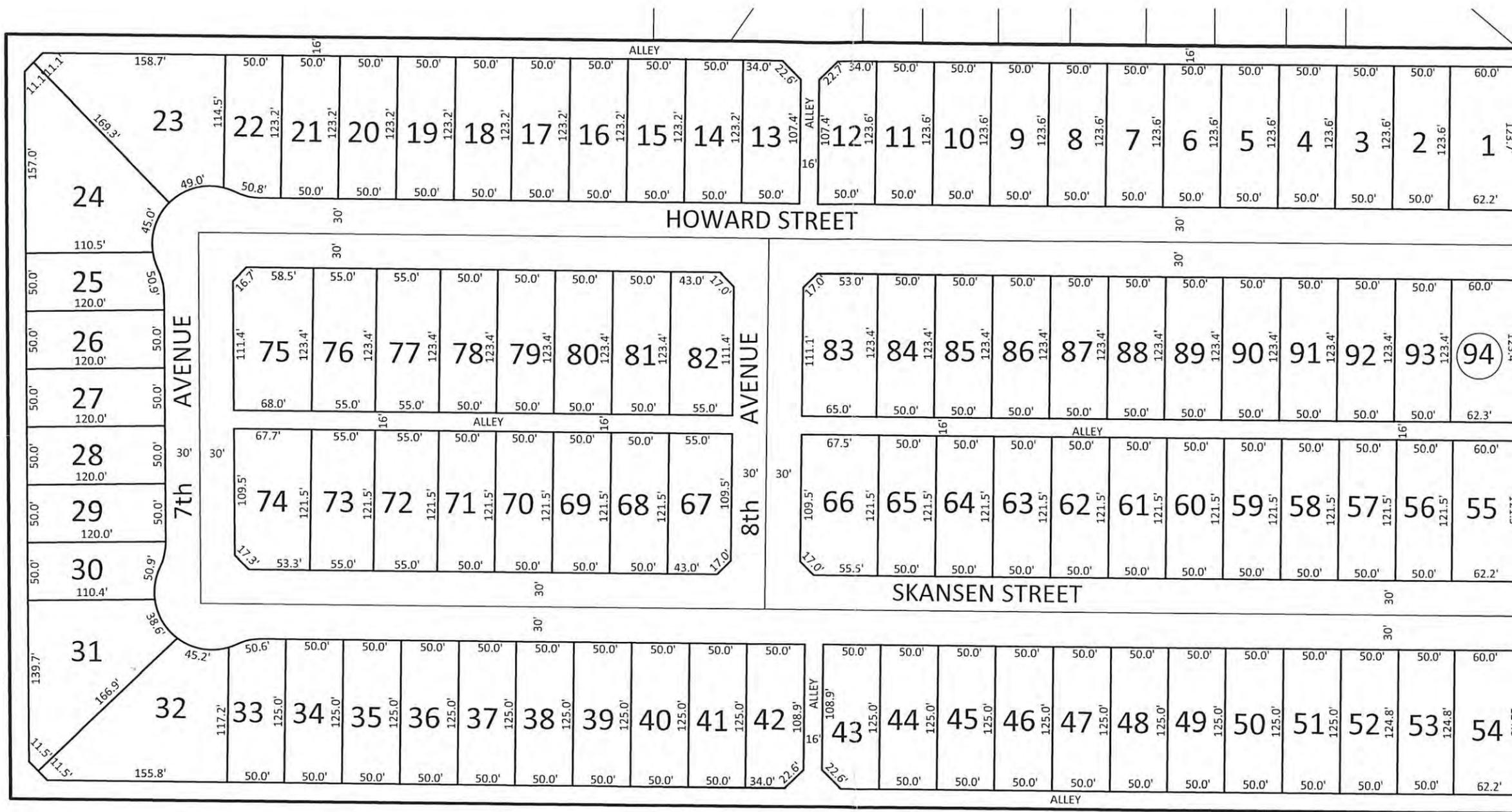
Projects having more residential units than the maximum allocation allowable or available in a single allocation period may be phased. Allocations for phased projects may include allocations for the calendar year and allocations for up to two years thereafter. Approval of allocations for a phased project shall identify the number of allocations that will be issued by the City and used by the applicant during each phase of the project.

A separate final map is not required for each phase of a residential subdivision project. Phasing requirements, including, without limitation, number of allocations available for use in each phase, numbers of units that can be constructed and timing of construction, will be enforced as conditions of approval of the tentative tract map and final tract map and as provisions of the subdivision agreement. If a multiple-family residential project includes phasing, phasing requirements including those identified in this paragraph will be enforced through conditions of approval of the site plan or Planned Unit Development and as provisions of the development agreement if one is required by the City.

PHASING REQUIRED: YES NO

Please allow time for each submittal to be thoroughly reviewed. A letter of acceptance will be sent to each applicant when submittal is deemed complete. City Staff can only rate applications based on information received therefore please include all supporting documents.

ACCEPTANCE OF THIS PACKET DOES NOT DEEM AN APPLICATION COMPLETE.



HOWARD STREET

10th AVENUE
(SOUTH ACADEMY AVENUE)

SKANSEN STREET



SCALE: 1" = 100'

DENSITY
19.97 ACRES GROSS
94 LOTS
4.71 UNITS PER ACRE



Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail lorrens@harbour-engineering.com

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)



APPLICANT: Gary Nelson DATE 11/12/15
ADDRESS: 13496 E. Kamm Ave. START DATE 2016 -17
Kingsburg, CA. 93631 TRACT # 6122
TELEPHONE: 559-238-5418 PROJECT NAME: (If Applicable)
E-MAIL: garynelson2080@att.net TBD

LOCATION OF PROJECT: Southeast corner of Kamm Avenue and 18th Avenue.
DESCRIPTION OF PROJECT: This project proposes to develop 60 single family residential lots for custom home construction.

TOTAL ACREAGE: 19.6 TOTAL UNITS: 60 MODEL HOMES: No
SINGLE FAMILY: X MULTI-FAMILY: SENIOR: MOBILE HOME:
OWNER'S NAME: Gary Nelson
ADDRESS: 13496 E. Kamm Ave. Kingsburg, CA. 93631

TELEPHONE: 559-238-5418 E-MAIL: garynelson2080@att.net

DO YOU OWN ADJACENT PARCELS: YES NO

LOCATION: Mr. Nelson owns the 20 acre parcel at the northeast corner of Kamm and 18th Avenues.

DEVELOPER: Unknown at this time.

ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

Rating and ranking will be based on information submitted by the applicants in their application materials. Backup documentation and other documents and information provided by applicants which the City deems relevant to each respective project should also be included. Applicants are encouraged to submit any other materials that are relevant in supporting their applications.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

The scoring system will be based on the following criteria:

SUITABILITY OF LOCATION UP TO 25 POINTS

The City promotes compact and efficient development. Concentric patterns of growth are preferred. Infill development within the Urban Limit Boundary is encouraged. Leapfrog development and irregular boundaries are discouraged. Islands or corridors of unincorporated territory are to be avoided. Projects will not be considered if the property identified in the application is not sufficiently contiguous to the City limits to allow for a logical and reasonable extension of the City limits as determined by the City. Using this information give details of your project. *(Documentation may include a map and verbal description of location)*

- | | |
|-----------|--|
| 25 POINTS | Property is within City limits |
| 20 POINTS | Infill project and is substantially surrounded by urban development |
| 15 POINTS | Property is bordered by the City on more than one side |
| 10 POINTS | Property is adjacent to the City, within the Urban Limit Boundary, allowing for logical growth |
| 5 POINTS | Property is adjacent to the City but outside the Urban Limit Boundary |
| 0 POINTS | Property is outside the Sphere of Influence and annexation is required |

This proposed project is bounded by development on three of it's four sides. The properties adjacent to the south and east sides of this site are developed with similar size lots and densities and are within the City limits of the City of Kingsburg. The properties on the west side of this proposed project are 1.5 acres parcels or smaller and have single family homes on each parcel. The parcels on the west side of this proposed project are not within the City limits at this time.

INCLUSIONARY HOUSING UP TO 15 POINTS

The adopted Housing Element of the Kingsburg General Plan has an inclusionary housing policy calling for at least 15 percent of the housing units provided by each project to be affordable to low-income or very low-income households. If the affordable units are not incorporated into the project, the developer may be able to comply with the policy by assisting the City in providing an equal number of affordable housing units elsewhere in the City by dedicating appropriate land or paying an in-lieu fee amount acceptable to the City. For each percentage point of affordable housing included in or provided for by a project, one scoring system point will be awarded up to a maximum of 15 points. *(Documentation must include a detailed written commitment to provide the affordable housing described in the application. It must include calculation of the probable rental or mortgage costs of the housing units in the project proposed; calculation of the housing costs a low-income household can afford (which can be based on 80 percent of the median household incomes for Fresno County for the current year as provided by the California Department of Housing and Community Development); and an explanation of how any "gap" is the basis for determining an appropriate in-lieu fee, or an appropriate value for land to be dedicated for affordable housing purposes. If third-party subsidies are proposed through use of governmental grant funds or partnership with non-profit affordable housing organizations, the commitment on the part of any third-party entity must be documented in writing.)*

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

This development proposed lots for custom homes, therefore we do not anticipate affordable housing to be constructed in this tract. A single family development that is required to develop at 3 units to the acre is not conducive to affordable housing.

MEETING SPECIAL NEEDS, DEMONSTRATED MARKET DEMANDS AND COMMUNITY OBJECTIVES UP TO 20 POINTS

The City's adopted Housing Element emphasizes the accommodation of special-needs populations. Points will be awarded for projects that provide housing for populations that are underserved or have special needs that are not generally met in other projects. Examples include, without limitation, handicapped-accessible units or housing for senior citizens or large families. *(Documentation may include descriptions of existing housing inventory and market conditions, demographics, explanations of challenges confronted by the developers, description or drawings of proposed housing features, etc.)*

Points will be awarded to projects that:

1. Provide housing for populations that are underserved or have special needs that are not generally met in other projects, such as handicapped-accessible units or housing for senior citizens or large families.
2. Expand the range of housing choices available in the community by offering configurations, densities and/or price ranges that are not otherwise readily available.
3. Satisfy demonstrated market demands (e.g. large lots, or senior housing).
4. Utilize properties that have been bypassed because they are challenging to develop.

Check any appropriate category and provide details

- | | |
|---|--|
| <input type="checkbox"/> Handicapped accessible units | <input type="checkbox"/> Senior citizen housing |
| <input type="checkbox"/> Large family housing | <input type="checkbox"/> Difficult property to develop |

This project consist of 60 proposed single family custom home lots. These lots are larger and will blend in with the existing neighborhoods to the south and east.

This proposed development is consistent with the requirements of the North Kingsburg Specific Plan.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

INFRASTRUCTURE AND SERVICES UP TO 25 POINTS

Preference will be given to projects that have the most positive impacts and/or the least negative impacts on infrastructure and services provided by the City and other service entities that operate within or provide services to the City. *(Documentation of infrastructure considerations and property dedications can take the form of written descriptions and commitments, maps and diagrams. Conservation features can also be documented with industry or manufacturer data and literature.)*

Scoring shall be based on the following criteria:

1. Proximity to existing infrastructure systems.
2. The extent of extension or expansion needed to increase the capacity of existing infrastructure to serve the proposed development and, if appropriate, future development.
3. The willingness of the developer to enter into a reimbursement agreement if the project involves construction of master-planned facilities and such an agreement is appropriate.
4. Agreement to construct and install new oversized infrastructure and/or construct and install new infrastructure that extends beyond the developer's project in order to service future growth, with reimbursement to developer pursuant to a reimbursement agreement providing for reimbursement by future development connecting to the oversized and/or extended infrastructure.
5. Dedication of real property to the City to improve systems and services, including, without limitation, rights-of-way for streets, alleys or green belts, or sites for water wells, lift stations, drainage basins, (in accordance with the Storm Drain Master Plan) parks, and schools sites, etc.
6. Incorporation of resource conservation features, including, without limitation, active or passive solar systems, water conservation features, drought-tolerant landscaping and energy-efficient appliances.

Check the appropriate category and provide details

- | | |
|---|---|
| <input checked="" type="checkbox"/> Existing infrastructure | <input type="checkbox"/> Some infrastructure needed |
| <input checked="" type="checkbox"/> Reimbursement agreement | <input type="checkbox"/> Resource conservation features |
| <input checked="" type="checkbox"/> Dedication of property for systems and services | |

This proposed development has existing sewer and water mains along it's frontage on Kamm and 18th Avenues as well as sewer and water mains in adjacent local streets abutting the south and east sides of this project. The owner will be willing to execute a reimbursement agreement and may be willing to dedicate property for systems and services, depending on the size/amount of dedication.

ARCHITECTURAL DESIGN AND AESTHETIC CONSIDERATIONS UP TO 15 POINTS

Kingsburg continues to project an image as "The Swedish Village" which gives the City a unique identity. Residential housing should include distinctive design, quality construction and accompanying amenities. *(In addition to written descriptions, diagrams and maps, such documentation as elevations, renderings, floor plans and photographs of similar developments*

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

may help to illustrate the proposed project. In the case of walled and gated communities, aesthetics and amenities that are generally viewed by and available to residents and selected guests exclusively will not be considered in scoring in this Architectural Design and Aesthetic Considerations category. Only those features that are visible to the general citizenry outside of the walled and gated community will be evaluated.)

Features that will receive points through the scoring system include:

1. Custom homes or customized features on tract homes that prevent houses in the same development from appearing repetitious.
2. Fostering of neighborhood character.
3. Compatibility with neighboring developments (for example lot sizes and square footage of homes).
4. Utilization of alleys for garage access from the rear.
5. Variable front yard setbacks.
6. Landscaping of street medians and parkways.
7. Green belts with pathways for pedestrians, skaters and bicyclists.
8. Pedestrian-friendly design.
9. Bicycle lanes in appropriate locations.
10. Preservation of existing trees.
11. Open space and recreation facilities.

Check the appropriate categories and provide details.

- Custom homes or features on tract homes that keep them from appearing repetitious
- Landscaping of medians and parkways
- Fostering of neighborhood character
- Compatibility with neighboring developments
- Utilization of alleys for rear access
- Variable front yard setbacks
- Greenbelts with pathways for pedestrians, skaters, and bicyclists
- Bicycle lanes in appropriate locations
- Preservation of existing trees
- Open space and recreation facilities
- Pedestrian-friendly design

This proposed Custom lot development will be consistent with other adjacent custom home developments.

The proposed tract will provide alleys that will be accessible for use when the custom lots are developed.

Development of this tract will be consistent with adjacent tracts and will provide for the same variations in front setbacks, bicycle lanes and pedestrian features.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

Projects having more residential units than the maximum allocation allowable or available in a single allocation period may be phased. Allocations for phased projects may include allocations for the calendar year and allocations for up to two years thereafter. Approval of allocations for a phased project shall identify the number of allocations that will be issued by the City and used by the applicant during each phase of the project.

A separate final map is not required for each phase of a residential subdivision project. Phasing requirements, including, without limitation, number of allocations available for use in each phase, numbers of units that can be constructed and timing of construction, will be enforced as conditions of approval of the tentative tract map and final tract map and as provisions of the subdivision agreement. If a multiple-family residential project includes phasing, phasing requirements including those identified in this paragraph will be enforced through conditions of approval of the site plan or Planned Unit Development and as provisions of the development agreement if one is required by the City.

PHASING REQUIRED: YES NO

Please allow time for each submittal to be thoroughly reviewed. A letter of acceptance will be sent to each applicant when submittal is deemed complete. City Staff can only rate applications based on information received therefore please include all supporting documents.

ACCEPTANCE OF THIS PACKET DOES NOT DEEM AN APPLICATION COMPLETE.

KAMM AVENUE

MENDOCINO AVENUE (18TH AVENUE)

23rd AVENUE

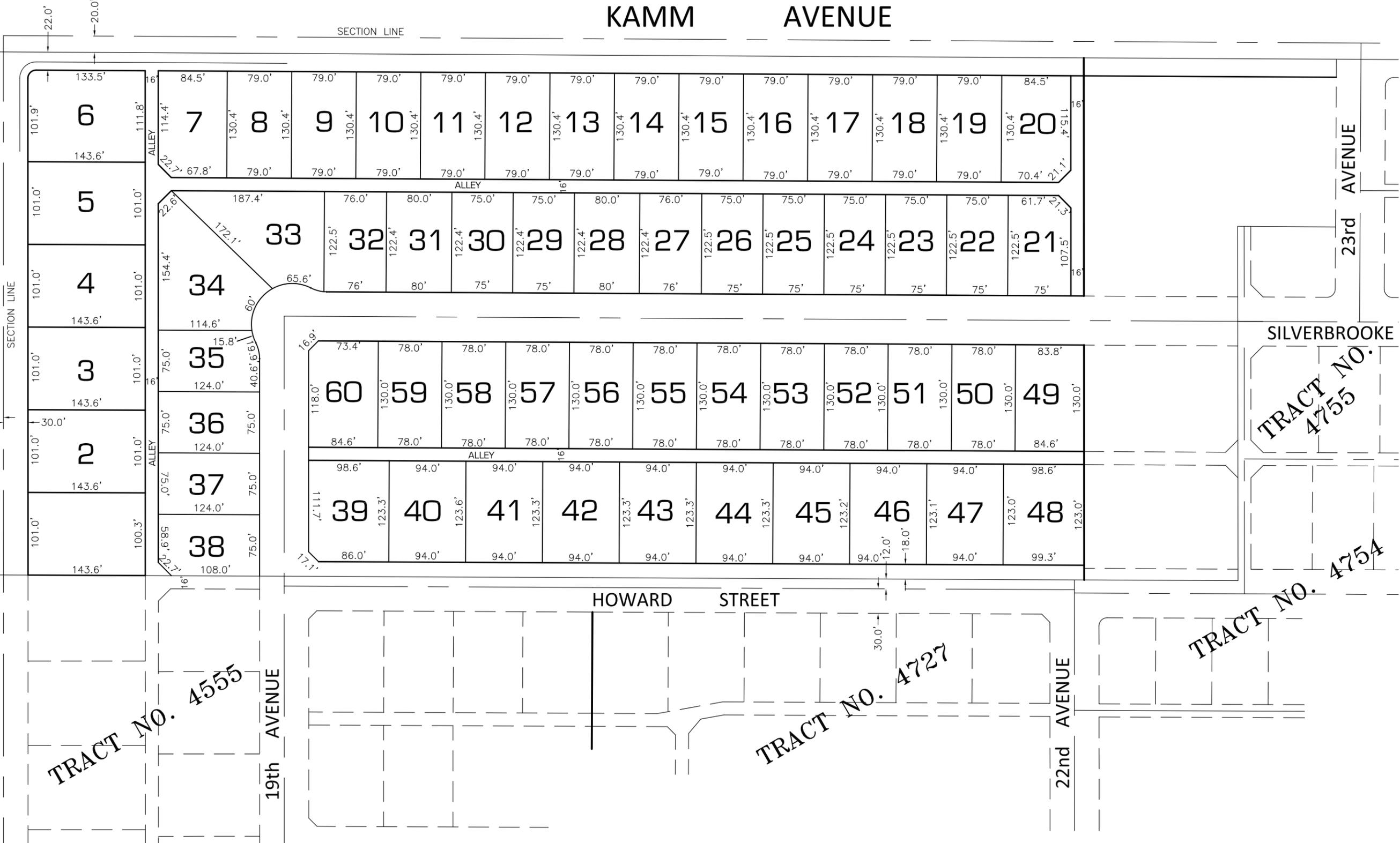
SILVERBROOKE

TRACT NO. 4755

TRACT NO. 4754

TRACT NO. 4727

TRACT NO. 4555



SCALE: 1" = 120'

Planning Commission May 12, 2016

DENSITY
 20.06 ACRES GROSS
 60 LOTS
 3 UNITS PER ACRE



Harbour & Associates
 Civil Engineers
 389 Clovis Avenue, Suite 300 • Clovis, California 93612
 (559) 325-7676 • Fax (559) 325-7699 • e-mail lorrens@harbour-engineering.com

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)



APPLICANT: _____ DATE _____

ADDRESS: _____ START DATE _____

_____ TRACT # _____

TELEPHONE: _____ PROJECT NAME: _____
(If Applicable)

E-MAIL: _____

LOCATION OF PROJECT: _____

DESCRIPTION OF PROJECT: _____

TOTAL ACREAGE: _____ TOTAL UNITS: _____ MODEL HOMES: _____

SINGLE FAMILY: _____ MULTI-FAMILY: _____ SENIOR: _____ MOBILE HOME: _____

OWNER'S NAME: _____

ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

DO YOU OWN ADJACENT PARCELS: YES NO

LOCATION: _____

DEVELOPER: _____

ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

Rating and ranking will be based on information submitted by the applicants in their application materials. Backup documentation and other documents and information provided by applicants which the City deems relevant to each respective project should also be included. Applicants are encouraged to submit any other materials that are relevant in supporting their applications.

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

The scoring system will be based on the following criteria:

SUITABILITY OF LOCATION UP TO 25 POINTS

The City promotes compact and efficient development. Concentric patterns of growth are preferred. Infill development within the Urban Limit Boundary is encouraged. Leapfrog development and irregular boundaries are discouraged. Islands or corridors of unincorporated territory are to be avoided. Projects will not be considered if the property identified in the application is not sufficiently contiguous to the City limits to allow for a logical and reasonable extension of the City limits as determined by the City. Using this information give details of your project. *(Documentation may include a map and verbal description of location)*

- 25 POINTS Property is within City limits
 - 20 POINTS Infill project and is substantially surrounded by urban development
 - 15 POINTS Property is bordered by the City on more than one side
 - 10 POINTS Property is adjacent to the City, within the Urban Limit Boundary, allowing for logical growth
 - 5 POINTS Property is adjacent to the City but outside the Urban Limit Boundary
 - 0 POINTS Property is outside the Sphere of Influence and annexation is required
-
-
-
-
-
-
-
-

INCLUSIONARY HOUSING UP TO 15 POINTS

The adopted Housing Element of the Kingsburg General Plan has an inclusionary housing policy calling for at least 15 percent of the housing units provided by each project to be affordable to low-income or very low-income households. If the affordable units are not incorporated into the project, the developer may be able to comply with the policy by assisting the City in providing an equal number of affordable housing units elsewhere in the City by dedicating appropriate land or paying an in-lieu fee amount acceptable to the City. For each percentage point of affordable housing included in or provided for by a project, one scoring system point will be awarded up to a maximum of 15 points. *(Documentation must include a detailed written commitment to provide the affordable housing described in the application. It must include calculation of the probable rental or mortgage costs of the housing units in the project proposed; calculation of the housing costs a low-income household can afford (which can be based on 80 percent of the median household incomes for Fresno County for the current year as provided by the California Department of Housing and Community Development); and an explanation of how any “gap” is the basis for determining an appropriate in-lieu fee, or an appropriate value for land to be dedicated for affordable housing purposes. If third-party subsidies are proposed through use of governmental grant funds or partnership with non-profit affordable housing organizations, the commitment on the part of any third-party entity must be documented in writing.)*

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

**MEETING SPECIAL NEEDS, DEMONSTRATED MARKET DEMANDS AND
COMMUNITY OBJECTIVES UP TO 20 POINTS**

The City's adopted Housing Element emphasizes the accommodation of special-needs populations. Points will be awarded for projects that provide housing for populations that are underserved or have special needs that are not generally met in other projects. Examples include, without limitation, handicapped-accessible units or housing for senior citizens or large families. *(Documentation may include descriptions of existing housing inventory and market conditions, demographics, explanations of challenges confronted by the developers, description or drawings of proposed housing features, etc.)*

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4. Utilize properties that have been bypassed because they are challenging to develop.

Check any appropriate category and provide details

<input type="checkbox"/> Handicapped accessible units	<input type="checkbox"/> Senior citizen housing
<input type="checkbox"/> Large family housing	<input type="checkbox"/> Difficult property to develop

CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

may help to illustrate the proposed project. In the case of walled and gated communities, aesthetics and amenities that are generally viewed by and available to residents and selected guests exclusively will not be considered in scoring in this Architectural Design and Aesthetic Considerations category. Only those features that are visible to the general citizenry outside of the walled and gated community will be evaluated.)

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7. Green belts with pathways for pedestrians, skaters and bicyclists.
8. Pedestrian-friendly design.
9. Bicycle lanes in appropriate locations.
10. Preservation of existing trees.
11. Open space and recreation facilities.

Check the appropriate categories and provide details.

- Custom homes or features on tract homes that keep them from appearing repetitious
- Landscaping of medians and parkways
- Fostering of neighborhood character
- Compatibility with neighboring developments
- Utilization of alleys for rear access
- Variable front yard setbacks
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CITY OF KINGSBURG
SUBMITTAL FOR ALLOCATIONS
(BUILDING PERMITS)

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PHASING REQUIRED: YES_____ NO_____

Please allow time for each submittal to be thoroughly reviewed. A letter of acceptance will be sent to each applicant when submittal is deemed complete. City Staff can only rate applications based on information received therefore please include all supporting documents.

ACCEPTANCE OF THIS PACKET DOES NOT DEEM AN APPLICATION COMPLETE.

KINGS ESTATES

VESTING TENTATIVE

SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF THE SE 1/4 SEC. 14, T. 16S., R. 22E., M.D.S. & M., IN THE CITY OF KINGSBURG, COUNTY OF FRESNO, STATE OF CALIFORNIA

ENTITLEMENTS:
 *ANNEXATION
 *TENTATIVE SUBDIVISION MAP
 *PRE-ZONE

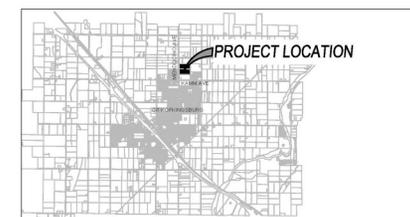
APN: 393-123-26, 393-123-27
 ACREAGE: 41.7 AC
 FLOOD ZONE: ZONE X
 ZONING (EXISTING): AE-20
 ZONING (PROPOSED): R-1-7
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 WATER: CITY OF KINGSBURG
 TELEPHONE: AT&T
 REFUSE: CITY OF KINGSBURG
 NATURAL GAS: SOUTHERN CALIFORNIA GAS
 EXISTING USE: VACANT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PROJECT: 41.7 GROSS ACRES
 OPEN SPACE AREAS: 1.45 AC
 TOTAL GROSS DENSITY: 3.51 DU / ACRE
 TOTAL UNITS: 147 UNITS

7,000 SF LOTS (70x100): 129 UNITS
 TRI-PLEX LOTS (74x150): 6 LOTS, 18 UNITS

PHASE 1 (SOUTH 20): TBD
 PHASE 2 (NORTH 20): TBD
 MINIMUM SETBACKS: 15' FRONT (20' TO GARAGE)
 5' SIDE
 10' BACK

MINIMUM LOT SIZE: 6,361 SQ. FT.
 MAXIMUM LOT SIZE: 19,042 SQ. FT.



VICINITY MAP

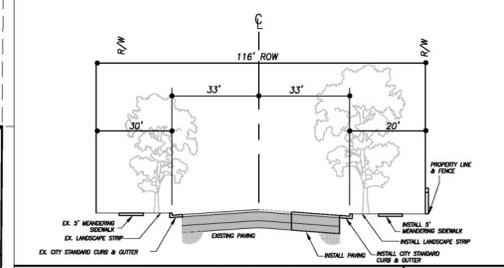
SCALE: 1/4" = 1/2 MILE

PREPARED FOR: WEST 8746 CONSTRUCTION

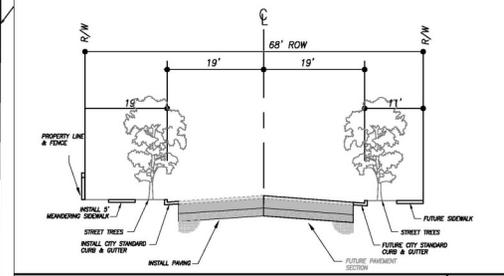
PREPARED BY:



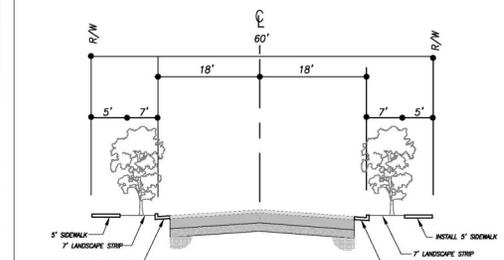
314 S. SANTA FE, STA. A
 VISALIA, CA 93272
 TEL: 559.802.3522
 FAX: 559.802.3215



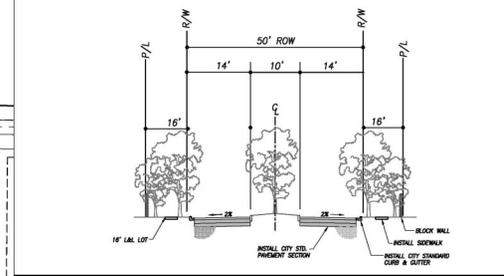
MENDOCINO AVE 84' RW CROSS SECTION (NORTH) NTS



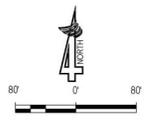
SOLIG AVE 68' RW CROSS SECTION (LOOKING EAST) NTS



TYPICAL INTERIOR 60' RW STREET CROSS SECTION NTS



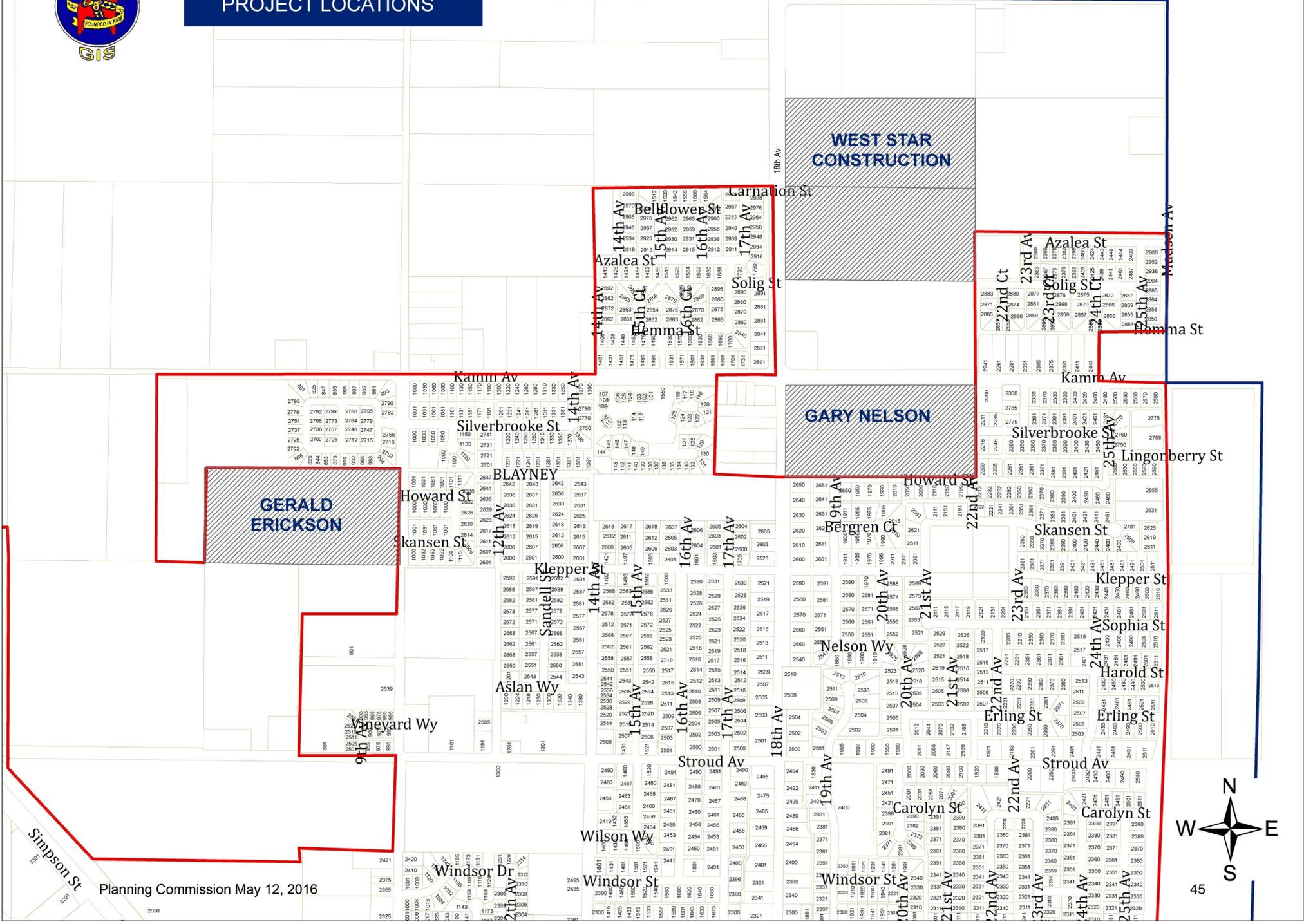
ENTRYWAYS INTO SUBDIVISION NTS





2016 COMPETITIVE ALLOCATION REVIEW PROJECT LOCATIONS

EXHIBIT 1



2016 DISTRIBUTION

EXHIBIT 2

Projects	SINGLE FAMILY	2013	2014	2015	2016	2017	2018	TOTAL
Lennar		5	5	20	4			34
Nelson		25	25	10				60
Krinklaw		25	25	25	25	25	4	129
Erickson		25	25	25	19			94
Annual Allocations Applied for		80	80	80	48	25	4	317
Total Allocations Available 2013-2018 (80 SF/yr)		80	80	80	80	80	80	480
								0
UNUSED ALLOCATIONS (SF)		0	0	0	32	55	76	163

MULTI-FAMILY								
Krinklaw Multifamily (18 total)		6	6	6	0	0	0	18
Total MF Allocations		35	35	35	35	35	35	210
Unused Allocations (MF)		29	29	29	35	35	35	192

	ALLOCATIONS																
	Single Family	MF	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	TOTAL
2005			15	25	3												
Piara Ghuman (annexation expired/tentative map has not expired) 39 lots	43		15	25	17												
DR Horton	57		15	25	6												
Kingsburg Housing LLC (recorded 10/2013)	46		15	25	18												
Kingsburg Housing LLC	58																
2006																	
							25	25									
2007																	
Kingsburg Housing LLC	36	40			35	35	6										
2008																	
2009																	
2010																	
2011																	
Marion Street Villas (Senior)		46							23								
2012																	
Chelsea (Senior)		48								24							
2015																	
Lennar											5	5	20	4			
2016																	
Nelson											25	25	10				60
Crinklaw											25	25	25	25	25	4	129
Crinklaw Multifamily											6	6	6	0	0	0	18
Erickson											25	25	25	19			94
Allocations Applied for	240	134	60	100	79	35	31	25	23	24	86	86	86	48	25	4	335

Each year, 115 units are allocated. Of those, 30% are reserved for MF (35) and 80 for Single Family (70%)
Of the 80, 20 should be reserved for lots over 10,000 sf in size.
Senior housing is allocated at 1/2 of one allocation

RESOLUTION 2016-__

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KINGSBURG
RECOMMENDING TO THE
CITY COUNCIL THE AWARD OF ALLOCATIONS FOR HOUSING UNITS UNDER
CHAPTER 16.09 OF THE KINGSBURG MUNICIPAL CODE
GROWTH MANAGEMENT SYSTEM**

WHEREAS, on November 2, 2004 the citizens of the City of Kingsburg approved Measure N, Charter Amendment 2004-01, amending the City Charter to state that the City shall establish growth control measures to place annual limits on the number of residential building permits which may be issued in any given year; and,

WHEREAS, in accordance with Charter Amendment 2004-01, the City Council adopted Ordinance 2005-05, adding Chapter 16.09 Growth Management System to the Kingsburg Municipal Code; and,

WHEREAS, three applications for 2016 housing units allocations were received by the City in accordance with the provisions of Section 16.09.060 of the Kingsburg Municipal Code, and

WHEREAS, City Staff rated and ranked the applications and the development proposals identified in the applications in accordance with the rating and ranking criteria set forth in Section 16.09.070 of the Kingsburg Municipal Code, and

WHEREAS, on May 12, 2016, the Planning Commission's held a duly and lawfully noticed public hearing to review City Staff's rating and ranking recommendations for the three applications for competitive allocation of housing units for 2016; and

WHEREAS, the award of housing units is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15378(b(5)), as the award of housing units is an organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment and therefore the award of housing units not considered a project.

NOW, THEREFORE, BE IT RESOLVED the Kingsburg Planning Commission adopts this Resolution 2016-__, and recommends the Kingsburg City Council award 301 housing units as the 2016 housing unit allocation as follows:

Gary Nelson, SE Corner of Kamm and 18th Avenue (19.6 acres): Sixty (60) single family housing units.

Gerald Erickson, 14143 S Academy Avenue (20 acres): Ninety-Four (94) single family housing units.

West Star Construction, Inc., 13696 & 13774 Mendocino (41.7 acres): One hundred twenty-nine (129) single family housing units and eighteen (18) multifamily housing units.

I, Mary Colby, Secretary of the Kingsburg Planning Commission, do hereby certify that the foregoing resolution was duly passed and adopted at a regular meeting of the Kingsburg Planning Commission held on the 12th day of May, 2016, by the following vote:

Ayes: Planning Commissioners:

Noes: Planning Commissioners:

Absent: Planning Commissioners:

Abstain: Planning Commissioners:

Mary Colby, Secretary
Kingsburg Planning Commission