

**KINGSBURG PLANNING COMMISSION
REGULAR MEETING
JULY 8, 2021**

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

Commissioners Present – Valdez, Ruch, Gonzalez, Blayney and Kruper

Commissioners Absent – Brock and Ekizian

APPROVAL - Commissioner Valdez made a motion, seconded by Commissioner Gonzalez to approve the minutes of the June 10, 2021, Planning Commission meeting as presented. The motion carried by unanimous vote of those Commissioners present.

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

**REQUEST FOR EXTENSION OF TENTATIVE TRACT MAP 6141 (APN394-021-42)
LOCATED ON THE SOUTH SIDE OF KAMM AVENUE TO JUNE 11, 2022.
APPLICANT JOSEPH CROWN CONSTRUCTION**

Planning Director Greg Collins explained the request for an extension of TTM 6141 for one year.

Brief commission discussion of history of map.

Commissioner Blayney made a motion, seconded by Commissioner Ruch to approve Resolution 2021-06 granting the extension of TTM6141 to June 11, 2022. The motion carried by unanimous vote of those Commissioners present.

**PUBLIC HEARING – TO REVIEW APPLICATION FOR A PLANNED UNIT
DEVELOPMENT PUD-2021-01 FOR A MULTI FAMILY PROJECT AND A
GROWTH ALLOCATION ALLOTMENT FOR 35 MULTI-FAMILY UNITS.
PROJECT LOCATED ON THE WEST SIDE OF 10TH/ACADEMY AVENUE,
APPLICANT SOHAL, INC.**

Open Public Hearing at 6:16P M

Planning Director Greg Collins provided a detailed overview of the application for planned unit development PUD-2021-01.

Commission Discussion

- Eliminate the current sidewalk set-up on Academy and the gated community side.
- A decorative wrought iron fence will be installed in lieu of a block wall. This new fence shall be 4 feet tall and run the entire length of the property. The actual location of this wall was not depicted on the site plans. Be located 3 feet from sidewalk with landscaping between fence and sidewalk.
- The overall width/size of the sidewalks were discussed. The notion that two adults could not walk comfortably on a sidewalk in which the wall was built right up to the sidewalk.
- Exterior appearance of the building was reviewed, and the colors of the stucco was discussed. The feasibility of altering the stucco colors per different unit was reviewed.

- The lot listed as single-family resident and not part of the PUD portion may be parceled off later.
- Location of the solar units and whether they are needed was discussed. They are shown on the site plans as ground mount with fencing. This will create unusable space. These solar units will be used to power the lighting around the basketball court, recreation area and walking paths. The Commission discussed removing some or all of the solar units and using the space for recreational use. 58x45 foot space for solar modules with remainder to be used as recreation be included as a condition in the resolution. Lighting for recreational area to be turned off at the discretion of the owner. This would be to be a conditional motion to add additional amendments. Complete removal of solar units and to have this area dedicated for tenant use was discussed. Section of green area to be used for solar and rest for tenant use. This green area shall not exceed 1/3 (58ft x 45ft) for solar from northern property line from lot 2, 2/3 shall be dedicated for recreational usage by tenants.
- The 2nd access point to the alley will be used for emergency access only.
- A stipulation was discussed that second story windows not be allowed on the north side of the building.

Open for Public Comment 7:25 PM

- Review of citizen letter from Laura Van Der Staay. Ms. Van Der Staay also showed up in person questioning why the development of the apartments was allowed to proceed. She expressed her concern over the low-income housing apartments located around single-family residents and how they would affect the surrounding properties around development and the possibility of devaluing these residences.
- Dennis Van Der Staay also expressed his concerns on the development which is less than 5 acres and does not meet PUD requirements. Lack of elevations being discussed which he stated shows a discrepancy in the plans.

Close Public Comment at 7:31 PM

Continued Commission Discussion

- The requirement of 5 acres for a PUD is subject to discretion of the city. Section 17.76-01 general purpose of PUD, Section 1776-04 discussed.
- Tot lot discussion, requirements for play equipment that will be used by tenants. Stated that they would have The Community Services Commission make recommendations for play equipment which will be used.
- Lighting, fencing, solar panels & tot lot to be placed on an amendment to the resolution.
- Solar area not to exceed 58x45
- Fence along Academy shall be see through wrought iron fence 4ft high and 3ft back from the sidewalk.
- Lighting shall be provided for recreational are with timing to be determined by applicant (walkways included as well)
- The Second alley access point shall be designated for emergency access only.

Commissioner Blayney made a motion, seconded by Commissioner Ruch to pass Resolution 2021-07 approving PUD 2021-07, with all amendments. The motion carried by unanimous vote of those Commissioners present.

Commissioner Ruch made a motion, seconded by Commissioner Valdez to pass Resolution 2021-08 allocation of 35 units, multi-family residential units. The motion carried by the following vote.

Aye	Blayney, Valdez, Ruch, Kruper, Gonzales
Noes	None
Absent	Brock, Ekizian
Abstain	None

FUTURE ITEMS- No items were discussed.

ADJOURN At 7:56 PM Commissioner Valdez made a motion, seconded by Commissioner Blayney to adjourn the Kingsburg Planning Commission meeting. The motion carried by unanimous vote of those Commissioners present.

Submitted by

Elizabeth Sisk
Community Development Administrative Assistant

Recommendations for PUD 2021-01

1. Resolution 2021-07 (including amendments) Commissioner Blayney motion, Commissioner Ruch 2nd motion. Unanimous
2. Resolution 2021-08 allocation of 35 units multi-family residential units. Commissioner Ruch motion, Commissioner Valdez 2nd motion. Unanimous

A. Open Public Hearing scheduled for 6:00 P.M. 6:16 pm open public hearing.

B. Presentation by Planning Director Greg Collins.

Greg detailed the application for planned unit PUD-2021-0. Overview of entire project.

C. Commission Discussion

- Eliminate sidewalk set-up on Academy & sidewalk on gated community.
- No block wall in front of the houses, decorative wrought iron fence 4ft tall in front of the entire length of the property (on the edge of the sidewalk) Mr. Mario Valmonte (representing Sohal Inc.) Dave stated that it is not depicted on the site plans.
- Discussed the size of sidewalks.
- Move the fence back 3ft from the sidewalk & landscape between fence and sidewalk.
- Outside stucco building, color being discussed. Feasibility of colors of stucco being changed per unit.
- PUD portion site (lot around the sfr could be parceled off at a later date, but no part of the PUD portion
- Solar units mounted on the ground being discussed. Area on ground around solar units will be un-used land. (part of PUD) Site plan does not show fencing around the solar units. Solar units will be used to power the recreational area, lights for basketball court, play area & walking area. Greenspace being used as usable space and with the solar units there is it not usable. No code requirement for solar. Willing to remove solar (some or all) to add more usable area for residents. Lighting for recreational area be turned off at his discretion would requested by Greg to be a conditional motion to add additional amendments.
- Removal of solar panels & area to be dedicated to usable open space by tenants discussed.
- Section of green area to be used for solar and rest for recreational. Shall not exceed 1/3 (58ft x 45ft) for solar from northern property line from lot 2, 2/3 shall be dedicated for recreational usage by tenants.
- 2nd Access point to the alley (middle) be the same as the other access points for emergency access only.

- Stipulate that the 2nd story windows not face north on sfr
- Lighting, fence, exterior colors of building (traditional Swedish color), solar. Discussion on aesthetic of the exterior of building & architectural design.

D. Open for Public Comment 7:25 pm

- Laura Vanderstay citizen letter. Questioning the development of the apartments, low-income housing apartments around sfr. Devaluing the properties around development.
- Dennis Vanderstay less than 5 acres does not meet PUD requirements. Elevations being discussed. Discrepancy in plans.

E. Close Public Comment 7:31 pm

F. Continued Commission Discussion

- Subject to discretion of the city not being exactly 5 acres. Section 1776-01 general purpose of PUD, Section 1776-04 discussed.

- Tot lot discussion, requirements for play equipment (community svcs make recommendations for play equipment)
- Lighting, fencing, solar panels & tot lot to be placed on an amendment.
- Tot lot shall be equipped with appropriate equipment (community svcs recommendation for equipment)
- Solar area not to exceed 58x45
- Fence along Academy shall be see through wrought iron fence 4ft high and 3ft back from the sidewalk.
- Lighting shall be provided for recreational are with timing to be determined by applicant (walkways included as well)
- Emergency access only

G. Close Public Hearing 7:45 pm

H. Possible Actions:

1. Decisions regarding Environmental Document
2. Adopt/Deny/Modify Resolution

Recommendations for PUD 2021-01

3. Resolution 2021-07 (including amendments) Commissioner Blayney motion, Commissioner Ruch 2nd motion. Unanimous
4. Resolution 2021-08 allocation of 35 units multi-family residential units. Commissioner Ruch motion, Commissioner Valdez 2nd motion. Unanimous

1. FUTURE ITEMS

7. **ADJOURN** Commissioner Valdez motion, Commissioner Blayney 2nd 7:56pm