

ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE TURNED OFF
IN THE COUNCIL CHAMBERS

AGENDA

REEDLEY PLANNING COMMISSION REGULAR MEETING

5:00 P.M. – THURSDAY, FEBRUARY 5, 2009

Meeting will be held at:

City of Reedley Council Chambers
845 "G" Street
Reedley, California 93654

City of Reedley's Internet Address: www.reedley.ca.gov

Commissioners

George Nord, Chairman

John Clements, Vice-Chairman

Albert Cisneros

Jason Chavez

Staff

David Brletic, City Planner

Rob Terry, Assistant Planner

Frances Wiles, Administrative Assistant

PLEDGE OF ALLEGIANCE

ROLL CALL

ELECTION OF OFFICERS

1. Election of Chair Person
2. Election of Vice-chair Person

PUBLIC COMMENT – Provides an opportunity for members of the public to address the Planning Commission on items of interest to the public within the Commission's jurisdiction and which are not already on the agenda this evening. It is the policy of the Commission not to answer questions impromptu. Concerns or complaints will be referred to the Community Development Director's office. Speakers should limit their comments to not more than three (3) minutes. No more than ten (10) minutes per issue will be allowed. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the Commission as each item is brought up for discussion.

NOTICE TO PUBLIC

Under a **CONSENT AGENDA** category, a recommended course of action for each item is made. Any Commissioner may remove any item from the **CONSENT AGENDA** in order to discuss and/or change the recommended course of action, and the Commission can approve the remainder of the **CONSENT AGENDA**.

CONSENT AGENDA

3. Minutes of Regular Meeting, December 6, 2007 – Recommend Commission approve.
4. Minutes of Regular Meeting, November 6, 2008 – Recommend Commission approve.
5. Building Report for the Month of November, 2008 – Recommend Commission receives and files.
6. Building Report for the Month of December, 2008 – Recommend Commission receives and files.

NEW BUSINESS

7. REMOVAL OF TOBU AVENUE MEDIAN AT SIDE STREET INTERSECTIONS

Discussion only. The information will be provided at the meeting.

8. CITY COMMISSIONS MUNICIPAL CODE REGULATIONS

Information only.

COMMISSION COMMENTS AND REPORTS

9. RECEIVE AND DISCUSS REPORTS FROM PLANNING COMMISSION MEMBERS REGARDING PLANNING COMMISSION ACTIVITIES

ADJOURNMENT

AGENDA ITEM NO.: 1 & 2

DATE: November 20, 2008
TO: Planning Commission
FROM: David Brletic, City Planner
SUBJECT: Election of Officers

The first meeting in July is the date typically scheduled for the annual election of officers for the Planning Commission. However, since there has not been a meeting every month and sometimes there has not been a full commission in attendance, the election had been postponed.

Election of Chair and Vice Chair are normally done by voice vote, although the Commission has the option of going to ballots.

The agenda for the Planning commission meeting of December 6, 2007, was duly posted in accordance with Government code Section 54954.2.

The regular meeting of the Reedley Planning Commission was held Thursday, December 6, 2007, in the City of Reedley Council Chambers, 845 "G" Street, Reedley, California. Vice-Chairman Clements called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE - The pledge of allegiance was led by Vice-Chairman Clements.

ROLL CALL

Commissioners

Present: Suemoto, Clements, and Cisneros.

Excused Absence: Nord.

Unexcused Absence: Yockey.

Staff Present: Dianne Guzman, Community Development Director; Rocky Rogers, Public Works Director; David Brletic, Associate Planner, and Frances Wiles, Administrative Assistant.

Others Present: Jim McGahan, Rev. Msgr. John Esquivel, Gary Giannetta, and Douglas DuRivage.

PUBLIC COMMENT - None.

CONSENT AGENDA

1. Minutes of Regular Meeting, August 16, 2007
2. Building Report for the Month of October, 2007

C. Cisneros moved, C. Suemoto seconded, to approve the consent agenda. Motion carried by the following vote:

AYES: Cisneros, Suemoto, and Clements.
 NOES: None.
 ABSTAIN: None.
 ABSENT: Nord and Yockey.

PUBLIC HEARINGS

3. REVISION TO MOOREA ESTATES, TENTATIVE SUBDIVISION MAP, TRACT NO. 5599

Vice-Chairman Clements reported that this is a request of Sean G. Welch for a revision to Moorea Estates Tentative Subdivision Map Tract No. 5399 to allow phasing of the approved 46-lot subdivision that includes a conditional use permit for a planned unit development for 28 dwelling units for single-family residential development purposes on property located on the west side of Frankwood Avenue between Shoemake Avenue and Olson Avenue, APN 365-131-21.

Community Development Director Guzman stated that the phasing of maps previously required Planning Commission approval; however, state law has changed and we no longer have to make a decision on whether or not to allow the phasing. We have a decision at the technical level on the

conditions that need to go with each phase. They have turned in a phasing map and will be working with the Public Works Department on the filing of multiple final maps. The commission is not required to take any action. Should questions come up at the phasing or how they are going to record, we still have control. If we think voids in street improvements might be created, we can require that all the street improvements be completed with the first phase. We are informing you and, other than acknowledging that this has been presented to you, there is no other action needed by the Planning Commission.

NEW BUSINESS

4. EXTENSION OF TIME - KINGS RIVER ESTATES

Associate Planner Brletic reported that this is a request of Fresno Pastoral Center for a one-year extension of time on the approval of Kings River Estates Tentative Subdivision Map Tract No. 5535 for a 19-lot subdivision for single-family residential purposes on property located on the east side of Frankwood Avenue north of Manning Avenue, APN 363-160-01. Since the approval of this project, the ownership has changed to the Catholic Church and now the intention is to build a church on the property but would like the option to preserve it for a subdivision.

Douglas DuRivage, Fresno Pastoral Center, 1550 N. Fresno Street, Fresno, stated that he is available to answer any questions of the Commission

C. Cisneros moved, C. Suemoto seconded, whereas the Planning Commission grants a one year extension of time on the approval of Tentative Subdivision Map Tract No. 5535 by the adoption of Resolution No. 2007-20. Motion carried by the following vote:

- AYES: Cisneros, Suemoto, and Clements.
- NOES: None.
- ABSTAIN: None.
- ABSENT: Nord and Yockey.

5. PROPOSED STREET SIGNS

Public Works Director Rogers reported that the Public Works Department would like to change the street signs in the near future. He has provided samples of signage drawn by Senior Engineering Assistant Dana Ritschel for Planning Commission review and comment on sign type, color, font type and preference. The Commission may give their comments at the next Planning Commission meeting.

C. Cisneros asked if these signs could also designate east, west, north, and south to help people which direction they are traveling. Public Works Director Rogers stated that he is asking for comments from the Commission. They can think about it and then give their comments at a future meeting.

COMMISSION COMMENTS AND REPORTS

6. RECEIVE AND DISCUSS REPORTS FROM PLANNING COMMISSION MEMBERS REGARDING PLANNING COMMISSION ACTIVITIES

Community Development Director Guzman updated the Commission on the Lakewood Project stating that it will be reviewed again by the City Council on January 22, 2007.

Discussion regarding parks and amenities followed.

ADJOURNMENT

Vice-Chairman Clements adjourned the meeting at 5:45 p.m.

John Clements, Vice-Chairman
Reedley Planning Commission

ATTEST:

Dianne Guzman, Secretary

The agenda for the Planning commission meeting of November 6, 2008, was duly posted in accordance with Government code Section 54954.2.

The regular meeting of the Reedley Planning Commission was held Thursday, November 6, 2008, in the City of Reedley Council Chambers, 845 "G" Street, Reedley, California. In the Absence of Chairman Nord, Commissioner Cisneros called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE - The pledge of allegiance was led by Chairman Cisneros.

ROLL CALL

Commissioners

Present: Barker, Chavez, and Cisneros.

Excused Absence: Clements and Nord.

Staff Present: David Brletic, City Planner; and Frances Wiles, Administrative Assistant.

Others Present: None.

PUBLIC COMMENT – None.

PUBLIC HEARING

1. AMENDMENT TO CITY OF REEDLEY MUNICIPAL CODE

- a. Draft Negative Declaration of Environmental Impacts
- b. Ordinance Amendment Requiring a Conditional Use Permit for an Alcoholic Beverage License

Chairman Cisneros reported that this is an amendment to the City of Reedley Municipal Code to Chapters 7, 8, 8A, 8B, 8C, 8D, 9, 9A, 9B, and 18 to add a zoning land use matrix establishing a list of permitted, administratively permitted, and conditional land uses within all commercial and industrial zone districts, and to add a requirement for a conditional use permit for all new uses requiring issuance of a State of California Alcoholic Beverage Sales license, and to deem approved all existing State of California Alcoholic Beverage Sales licenses currently within the city limits of the City of Reedley.

City Planner Brletic reported that this evening we will open public hearing for this item and then ask you to keep the public hearing open and continue the meeting to November 20, 2008.

C. Barker asked if this is going to be a requirement by the State or the City. City Planner Brletic replied that this amendment to the City of Reedley municipal code changes the ordinance that regulates alcohol licenses in the City of Reedley today. It will modify the regulations that are in place adding different requirements that are in place today. It is a local ordinance amendment. C. Barker asked if those that are in place right now are being grandfathered in. City Planner Brletic replied that the ordinance amendment establishes new standards for all new licenses. Currently, off-sale licenses do not require a conditional use permit. On-sale licenses require a conditional use permit. The ordinance amendment that is brought before you is to require all new licenses off-sale and on sale to require a conditional use permit. The existing off-sale licenses that are in place today will be deemed approved meaning that they will have effectively a conditional use permit and will be subject to the conditional use permit requirements that will be established through this ordinance. On-sale licenses already require a conditional use permit today for all new on-sale licenses.

C. Chavez asked if the text of the amendment being considered will be available or provided? City Planner Brletic replied that it will be provided in your packet the week prior to the November 20 hearing. All existing license holders and property owners that have licenses attached to that site will be provided with a notice of the ordinance amendment and will also be made available to the public.

C. Barker asked if has been an instance or circumstance that has prompted this change in the ordinance? City Planner Brletic replied that it was prompted by the City Council. The City Council provided staff direction to review the ordinance that is place and on how we address alcohol licenses and it has been discussed among City staff and the Police Department of how we can implement local regulations to the benefit of Reedley and business owners.

C. Chavez moved, C. Barker seconded, whereas the Planning Commission leaves continues the public hearing to the meeting on November 20, 2008. Motion carried by the following vote:

- AYES: Chavez, Barker and Cisneros.
- NOES: None.
- ABSTAIN: None.
- ABSENT: Clements and Nord.

COMMISSION COMMENTS AND REPORTS

2. RECEIVE AND DISCUSS REPORTS FROM PLANNING COMMISSION MEMBERS REGARDING PLANNING COMMISSION ACTIVITIES

C. Chavez reported that he had attended a workshop to review and study environmental impact reports in Los Angeles and it was a good opportunity to get familiar with the standards and codes that are part of the environmental impact review process. It was primarily for new planning commissioners.

City Planner Brletic stated that if the commissioners identify any opportunities of workshops or training that they think would be beneficial to their efforts on the commission, share that with Administrative Assistant Wiles. We can check if we have any funds available to support you in attending those workshops. In the past we have budgeted for commissioner training through the Planning Commissioners Institute. Our preference would be to get all new commissioners to that as quickly as possible. Money has been tight in recent years and he doesn't know if we have anything available this fiscal year, but we will continue to look for resources to be able to get you to training that is beneficial and in you serving your purpose in the Planning Commission.

ADJOURNMENT

Chairman Cisneros adjourned the meeting at 5:09 p.m.

Albert Cisneros, Chairman
Reedley Planning Commission

ATTEST:

David Brletic, Secretary

CITY OF REEDLEY
BUILDING REPORT

NOVEMBER 2008

<u>PERMIT NUMBER</u>	<u>ADDRESS</u>	<u>OWNER</u>	<u>CONTRACTOR</u>	<u>VALUE</u>
<u>NEW HOMES</u>				
0811-004	402 E. Huntsman Avenue	Cambridge Homes	Owner	\$ 176,557.80
0811-003	424 E. Huntsman Avenue	Cambridge Homes	Owner	160,426.20
0811-013	399 E. Linden Avenue	Nabor Garcia	Owner	192,111.04
<u>ADDITIONS/ALTERATIONS TO HOMES</u>				
0810-029	1119 S. Cyrier Avenue	Luis Moreno	Owner	7,169.60
0811-022	445 S. Kingswood Pkwy.	Kent Kawagoe	Regrid Power	0.00
0811-025	1763 N. Hope Avenue	Russell Crose	Owner	8,000.00
<u>PATIOS/CARPORTS/GARAGES</u>				
0811-023	436 E. Abbott Avenue	Juan Fonseca	Decker Patio	9,853.20
0811-024	220 E. Stanley Avenue	Raymond Martin	Owner	3,776.00
<u>REPAIRS TO HOMES</u>				
0811-008	702 S. Hemlock Avenue	Ana Vargas	Rascon Custom Roofing	6,840.00
0811-007	618 W. Manning Avenue	Jacqueline Jung	Owner	4,500.00
0811-006	1311 "J" Street	Henry Betancourt	Knoll Plumbing	0.00
0811-005	1142 E. Early Avenue	Joaquin Reyes	Owner	1,728.00
0811-001	1516 E. North Avenue	Francisco Aguilar	Owner	2,500.00
0810-031	236 E. Myrtle Avenue	Hope Cordova	Owner	100.00
0811-011	1084 W. Eymann Avenue	Ruben Aguirre	Owner	3,000.00
0811-026	664 E. Mulr Avenue	Jagjit Kaur	Omar's Air Conditioning	2,800.00
0811-031	1552 W. Flora Avenue	Ralph Urbano	Owner	4,000.00
0811-017	590 E. Washington Avenue	Horst Friesen	Owner	1,600.00
0811-015	1615 W. Riverglen Avenue	Roger McCahill	Cartozian's Air Conditioning	5,100.00
0811-014	971 S. Klein Avenue	Jose Garcia	Cartozian's Air Conditioning	1,750.00
0811-016	109 S. Reed Avenue	Wayne Kliever	Owner	0.00
<u>REPAIRS TO APARTMENTS</u>				
0810-028	539 W. Parlier Avenue #18	Rod Huebert	Owner	2,500.00
<u>NEW COMMERCIAL</u>				
0808-029	561/563 "I" Street	Rtown Investors	Target Constructors	425,132.00
<u>ALTERATIONS/ADDITIONS TO COMMERCIAL</u>				
0811-010	1121 "F" Street	Arnold Weldon	Izzy's Electric	0.00
0811-029	1060 "G" Street	Kusch & Kusch Inc.	Owner	5,000.00
<u>SIGNS</u>				
0811-021	561" I" Street	Caddis Properties LLC	Gleason Signs	6,600.00
<u>WATER METERS ONLY</u>				
0811-030	"I" Street			
TOTAL BUILDING VALUATION FOR THE MONTH OF NOVEMBER - \$1,031,043.84				
TOTAL S.M.I.P. FOR THE MONTH OF NOVEMBER - \$153.83				

PERMITS	NO. ISSUED	TOTAL FEES COLLECTED
Plan Checks	9	\$ 4,184.89
Building	17	8,564.15
Plumbing	8	896.75
Electrical	12	1,267.46
Mechanical	8	555.90
Water Well	0	0.00
Water Department Charges (meters)	5	3,660.00
Sewer Expansion	0	0.00
Storm Drainage	0	0.00
Engineering Fees	0	0.00
Development Impact Fees	4	88,902.00
General Plan Update Fees	22	633.13

REVENUE COLLECTED THIS MONTH

Permit Fees	27	\$ 15,469.15
Water Well	0	0.00
Water Department Charges (meters)	5	3,660.00
Sewer Expansion	0	0.00
Storm Drainage	0	0.00
Engineering Fees	0	0.00
Development Impact Fees	4	88,902.00
General Plan Update Fees	22	633.13
Total		\$108,664.28

THIS YEAR TO DATE

Permit Fees	408	\$ 225,183.01
Water Well	0	0.00
Water Department Charges (meters)	64	27,675.00
Sewer Expansion	0	0.00
Storm Drainage	0	0.00
Engineering Fees	1	2,913.43
Development Impact Fees	63	933,968.34
General Plan Update Fees	320	7,785.81
Total		\$ 1,197,525.59

SUMMARY OF 2008 ACTIVITY

New Homes	58	11,105,077.20
Addition to Homes	64	648,103.04
Repairs to Homes	164	849,429.10
New Swimming Pools/Spas	6	178,866.00
New Apartment Buildings	0	0.00
Add/Alterations to Apartments	2	10,000.00
Repairs to Apartments	15	52,656.00
Fences	6	26,540.00
Electric Utility Boxes	0	0.00
New Public Buildings	0	0.00
Additions/Alterations to Public Buildings	5	0.00
New Commercial	3	1,431,872.00
Add/Alterations to Commercial	33	224,874.00
Repairs to Commercial	10	57,521.00
New Industrial	0	0.00
Add/Alterations to Industrial	1	12,000.00
Repairs to Industrial	0	0.00
Signs	8	43,878.94
Alterations/Repairs to Residential Care Facility	1	4,300.00
Add/Repairs to Private Schools	0	0.00
Add/Repairs to Churches	7	62,764.00
Add/Alterations to Hospitals	0	0.00
Temporary Office Trailer	0	0.00
Grading	2	0.00
Tank Removal	2	0.00
Temporary Power Pole	3	0.00
Well Abandonment	2	0.00
Connect to City Water & Sewer	1	0.00
Dwellings Moved Out of Town	1	0.00

Demolitions - SFD = 1	Demolitions - Churches = 0
Demolitions - Residential Acc. Bldg. = 0	Demolitions - Commercial = 0
Demolitions - Multiple Family = 1 (22 units)	Demolitions - Commercial Acc. = 0
TOTAL VALUE TO DATE.....	\$ 14,707,881.28
LAST YEAR TO DATE.....	\$ 31,421,223.84
PREVIOUS HIGH YEAR TO DATE (2005).....	\$ 37,658,754.00
TOTAL SMIP FEES COLLECTED IN NOVEMBER 2008.....	\$ 153.83
PERMITS ISSUED IN NOVEMBER 2008.....	27

BUILDING PERMITS OF PREVIOUS YEARS

Month	Year	No. of Permits	Value
11	07	52	\$ 962,787.90
11	06	41	297,618.70
11	05	31	541,737.72
11	04	53	2,126,141.20
11	03	46	1,794,114.80
11	02	50	1,185,358.10

[Signature]
 Gary Hindinham, Interim Building Official

**CITY OF REEDLEY
BUILDING REPORT**

DECEMBER 2008

<u>PERMIT NUMBER</u>	<u>ADDRESS</u>	<u>OWNER</u>	<u>CONTRACTOR</u>	<u>VALUE</u>
<u>NEW HOMES</u>				
0811-028	359 E. Huntsman Avenue	Cambridge Homes	Owner	\$ 160,426.20
0811-027	345 E. Huntsman Avenue	Cambridge Homes	Owner	146,983.20
0811-002	438 E. Huntsman Avenue	Cambridge Homes	Owner	146,983.20
<u>ADDITIONS/ALTERATIONS TO HOMES</u>				
0812-010	220 E. Stanley Avenue	Cambridge Homes	Owner	0.00
<u>PATIOS/CARPORTS/GARAGES</u>				
0812-030	254 E. Huntsman Avenue	Dale Schafer	Owner	3,020.80
0812-027	302 N. Oak Dr.	Javier Espindola	Owner	2,704.80
<u>REPAIRS TO HOMES</u>				
0812-031	1372 S. Reed Avenue	Patrick Nelson	Kings River Heating	3,300.00
0812-026	1372 S. Reed Avenue	Patrick Nelson	Nurmi Construction	10,000.00
0812-025	1622 16 th Street	Janet Jones	Rainbow Roofing	4,160.00
0812-022	1773 N. Church Avenue	Perry Zarr	Donald P. Dick AC	0.00
0812-021	516 N. Acacia Avenue	F C Pankratz	Mark Electric	0.00
0812-015	1040 W. Friesen Avenue	Ruben Aguirre	Owner	1,686.00
0812-014	1034 "L" Street	Susan Holmen	KBS Construction	0.00
0812-009	1608 E. Evening Glow Ave.	Dalia Cantu	All in One Roofing	4,500.00
0812-004	227 Maple Dr. Cr.	David Rhodes	Owner	5,000.00
0812-001	1526 W. Henley Creek Rd.	Joseph Ibanez	Kings River Heating	4,800.00
<u>ALTERATIONS/ADDITIONS TO COMMERCIAL</u>				
0812-013	1361 "I" Street	Evelyn Lau	Phoenix Fire Protection	2,600.00
0812-011	1695 E. Manning Avenue	Jon's Bear Club	Simplex Grinnell	3,400.00
0812-005	1135 E. Manning Avenue	D Lowe	Phoenix Fire Protection	2,000.00
0812-003	1247 "G" Street	Connie Brooks	KB Construction	65,540.00
<u>REPAIRS TO COMMERCIAL</u>				
0812-007	1230 11 th Street	Fraternal Order of Eagles	Owner	0.00
0812-006	1141 "I" Street	Richard Asami	Rainbow Roofing	6,800.00
<u>MUNICIPAL PROPERTY</u>				
0812-029	843 "G" Street			
0812-028	845 "G" Street			
<u>WATER METERS ONLY</u>				
0812-016	852 E. Manning Avenue			
0812-002	372 W. Cypress Avenue			
<u>PLAN CHECK ONLY</u>				
08-005	Orchard Estates II			

TOTAL BUILDING VALUATION FOR THE MONTH OF DECEMBER - \$573,904.20

TOTAL S.M.I.P. FOR THE MONTH OF DECEMBER - \$67.39

PERMITS	NO. ISSUED	TOTAL FEES COLLECTED
Plan Checks	9	\$ 2,021.90
Building	17	5,749.60
Plumbing	4	537.95
Electrical	7	811.60
Mechanical	6	336.60
Water Well	0	0.00
Water Department Charges (meters)	5	2,505.00
Sewer Expansion	0	0.00
Storm Drainage	0	0.00
Engineering Fees	0	0.00
Development Impact Fees	3	48,984.00
General Plan Update Fees	17	323.06

REVENUE COLLECTED THIS MONTH

Permit Fees	27	\$ 9,457.65
Water Well	0	0.00
Water Department Charges (meters)	5	2,505.00
Sewer Expansion	0	0.00
Storm Drainage	0	0.00
Engineering Fees	0	0.00
Development Impact Fees	3	48,984.00
General Plan Update Fees	17	323.06
Total		\$ 61,269.71

THIS YEAR TO DATE

Permit Fees	435	\$ 234,640.66
Water Well	0	0.00
Water Department Charges (meters)	69	30,180.00
Sewer Expansion	0	0.00
Storm Drainage	0	0.00
Engineering Fees	1	2,913.43
Development Impact Fees	66	982,952.34
General Plan Update Fees	337	8,108.87
Total		\$ 1,258,795.30

SUMMARY OF 2008 ACTIVITY

New Homes	61	11,559,469.80
Addition to Homes	67	653,828.64
Repairs to Homes	174	882,875.10
New Swimming Pools/Spas	6	178,866.00
New Apartment Buildings	0	0.00
Add/Alterations to Apartments	2	10,000.00
Repairs to Apartments	15	52,656.00
Fences	6	26,540.00
Electric Utility Boxes	0	0.00
New Public Buildings	0	0.00
Additions/Alterations to Public Buildings	7	0.00
New Commercial	3	1,431,872.00
Add/Alterations to Commercial	37	298,414.00
Repairs to Commercial	12	64,321.00
New Industrial	0	0.00
Add/Alterations to Industrial	1	12,000.00
Repairs to Industrial	0	0.00
Signs	8	43,878.94
Alterations/Repairs to Residential Care Facility	1	4,300.00
Add/Repairs to Private Schools	0	0.00
Add/Repairs to Churches	7	62,764.00
Add/Alterations to Hospitals	0	0.00
Temporary Office Trailer	0	0.00
Grading	2	0.00
Tank Removal	2	0.00
Temporary Power Pole	3	0.00
Well Abandonment	2	0.00
Connect to City Water & Sewer	1	0.00
Dwellings Moved Out of Town	1	0.00

Demolitions - SFD = 1
 Demolitions - Residential Acc. Bldg. = 0
 Demolitions - Multiple Family = 1 (22 units)
 Demolitions - Churches - 0
 Demolitions - Commercial = 0
 Demolitions - Commercial Acc. = 0

TOTAL VALUE TO DATE.....\$ 15,281,785.48
 LAST YEAR TO DATE.....\$ 32,961,689.88
 PREVIOUS HIGH YEAR TO DATE (2005).....\$ 41,024,326.40
 PERMITS ISSUED IN DECEMBER 2008.....27

BUILDING PERMITS OF PREVIOUS YEARS

Month	Year	No. of Permits	Value
12	07	32	\$1,540,466.04
12	06	57	4,335,037.60
12	05	69	3,365,572.40
12	04	30	1,020,618.00
12	03	41	1,321,069.85
12	02	38	2,144,768.60


 Gary Higginbotham, Interim Building Official

DATE: February 5, 2009
TO: Planning Commission
FROM: David Brletic, City Planner
SUBJECT: Commissioner Absence

Attached, please find an excerpt from the Reedley Municipal Code regarding City Commission service. I would like to specifically point out regulations regarding absenteeism of appointee members. Please contact the Planning Commission Chairman or Planning Staff, in advance of your absence, if you are unable to attend a Planning Commission meeting. If you have any questions regarding the terms of your service as a Planning Commissioner, feel free to contact the Planning Department at 637-4200, Ext. 222.

Attachment: Reedley Municipal Code Excerpt

Chapter 1 CITY COMMISSIONS

2-1-1: APPLICATION:

All rules and regulations prescribed in this chapter shall apply to all commissions of the city, heretofore or hereinafter created, except as hereinafter expressly excepted. (Ord. 412, 2-20-1968)

2-1-2: REMOVAL OF APPOINTEE MEMBERS:

Any appointee member of any commission may be removed by any of the following:

- A. The appointing official, subject to the approval of the legislative body.
- B. A four-fifths ($\frac{4}{5}$) vote of the legislative body. (Ord. 94-018, 9-13-1994)

2-1-3: ABSENTEEISM OF APPOINTEE MEMBERS:

If any appointee commission member, without excuse accepted and announced by the chair, absents himself from three (3) regular meetings in any calendar year, his position becomes immediately vacant and shall be filled as any other vacancy. At the commencement of every meeting at which a commissioner is absent, the chair shall publicly announce whether or not the chair determined the absence to be excused or unexcused. Excused absences shall include, but not be limited to, those caused by family illness, necessary work related absences from the city on the day of the meeting and other similar circumstances. (Ord. 94-018, 9-13-1994)

2-1-4: TERM LIMITS:

Unless there are no new applicants, no person appointed to a commission of the city shall serve more than two (2) consecutive terms on said commission, regardless of the length of the original term, except:

- A. The above provision shall not apply on a four-fifths ($\frac{4}{5}$) vote of the city council suspending said provision or when a member has been appointed to fill a vacancy with less than one-half ($\frac{1}{2}$) of the balance of the term remaining to be served; and
- B. A member who has served two (2) consecutive terms shall be eligible to serve on a city commission other than the one on which he served two (2) consecutive terms, but in any event may serve on only one commission at a time. (Ord. 791, 1-11-1994)

2-1-5: RULES AND REGULATIONS OF COMMISSIONS:

Where there are no existing rules or regulations, the rules and regulations for the conduct of meetings of the city council shall apply where not in conflict with the purpose of the commission. Where none of these rules apply and except where modified by any other rules adopted by the commission, "Robert's Rules Of Order" shall apply. All acts and decisions, rules and recommendations of the commission shall be subject to the approval of the city council. (Ord. 462, 1-5-1971)

2-1-6: MEETINGS:

All commissions shall hold meetings as called by the chair or at the request of a quorum of the membership, shall adopt rules for the conduct of business and shall keep accurate records of its minutes, resolutions, transactions, findings and determinations, which records shall be a public record maintained in the city clerk's office. (2007 Code)

Chapter 3

PLANNING COMMISSION

2-3-1: COMMISSION CREATED:

A planning commission in and for the city is hereby created. It shall consist of five (5) members, not officials of the city, who shall be appointed by the mayor with the approval of the city council. All commissioners shall be residents of the city. On the effective date of the ordinance creating the five (5) member planning commission, all existing and appointed commissioners are deemed removed from office. (Ord. 2001-03, 7-10-2001)

2-3-2: TERMS:

Unless the city council shall otherwise determine by resolution, terms of service for commissioners first appointed to the five (5) member planning commission shall be as follows: three (3) shall be appointed for terms of four (4) years and two (2) for terms of two (2) years. Their successors shall be appointed for a term of four (4) years. (Ord. 2001-03, 7-10-2001)

2-3-3: VACANCY:

Should a vacancy occur otherwise than by expiration of term, it shall be filled by appointment for the unexpired term. Each commissioner shall hold office until his successor is appointed and qualified. (Ord. 770, 6-23-1992)

2-3-4: OFFICERS; MEETINGS:

The commission appointed shall elect its chair from among the appointed members for a term of one year and, subject to all other provisions of law, may create and fill such other offices as it may determine. Meetings of the commission shall be held in accordance with the provisions of section 2-1-6 of this title. It shall have such powers and shall perform such duties, as provided by state law, and therein conferred upon such commission. (Ord. 217, 4-15-1941; amd. 2007 Code)