

REEDLEY PLANNING COMMISSION REGULAR MEETING – August 2, 2018

The regular meeting of the Reedley Planning Commission was held Thursday, August 2, 2018, in the City of Reedley Council Chambers, 845 "G" Street, Reedley. Chair Perez called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE - led by Commissioner Bissett.

ROLL CALL

Commissioners Present: Dawn Barcellos, Brian Bissett, Ron Hudson, Pete Perez.

Commissioners Excused: Alberto Custodio.

City Staff Present: Rob Terry, Community Development Director, and Ellen Moore, Associate Planner.

PUBLIC COMMENT

Chair Perez opened the public comment period and closed the public comment period at 5:03 p.m. after noting there was no public comment.

CONSENT AGENDA

C. Hudson moved, C. Bissett seconded, to approve all items listed under the Consent Agenda as follows:

1. Minutes of Regular Meeting, June 7, 2018 - Recommend Commission Approve.

Motion carried by the following vote:

AYES:	Hudson, Bissett, Barcellos, Hudson, Perez.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Custodio.

PUBLIC HEARING

2. Consideration of Text Amendment Application No. 2018-1, Pertaining to Accessory Dwelling Units (ADUs) *Through Resolution No. 2018-8, staff recommends that the Planning Commission take the following actions:*
 - a) RECOMMEND THAT THE CITY COUNCIL FINDS that no new environmental document is required for this project, pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15168(c)(2), as determined in Environmental Assessment No. 2018-9
 - b) RECOMMEND TO THE CITY COUNCIL APPROVAL of Text Amendment Application No. 2018-1 (Ordinance No. 2018-003), Amending Title 10, Chapter 6, Article D, Pertaining to Accessory Dwelling Units

Associate Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission made comments on the project and asked questions of staff. Chair Perez opened the public hearing at 5:16 p.m. and closed the public hearing after noting there was no public comment.

C. Bissett moved, C. Barcellos seconded, whereas the Planning Commission, using their independent judgement, recommended that the City Council accept Environmental Assessment No. 2018-9 and approve Text Amendment Application No. 2018-1 (Ordinance No. 2018-003) through Resolution No. 2018-8. Motion carried by the following vote:

AYES:	Bissett, Barcellos, Hudson, Perez.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Custodio.

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3. Consideration of Development Impact Fees Specific to the Development of ADUs
Through Resolution No. 2018-9 staff recommends that the Planning Commission take the following actions:
- a) RECOMMEND THAT THE CITY COUNCIL FINDS that a no possibility of significant effect determination is appropriate for the proposed project based on the exceptions set forth in CEQA Guidelines Section 15002(k)(1), Section 15378(a) and Section 15061(b)(3)
 - b) RECOMMEND THAT THE CITY COUNCIL OF THE CITY OF REEDLEY ESTABLISH Development Impact Fees for Accessory Dwelling Units Consistent with AB 2299

Associate Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission made comments on the project and asked questions of staff. Chair Perez opened the public hearing at 5:26 p.m. and closed the public hearing after noting there was no public comment.

C. Hudson moved, C. Barcellos seconded, whereas the Planning Commission, using their independent judgement, approved Environmental Assessment No. 2018-6 and Variance Application No. 2018-1 through Resolution No. 2018-7. Motion carried by the following vote:

AYES:	Hudson, Barcellos, Bissett, Perez.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Custodio.

DIRECTOR'S REPORT

Community Development Director R. Terry updated the Commission on community development activity.

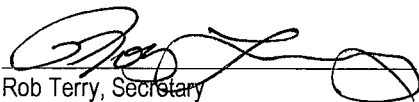
FUTURE AGENDA ITEMS


- August 16, 2018 – None at this time
- September 6, 2018 – Conditional Use Permit Amendment, Change of Zone
- September 20, 2018 – Change of Zone

ADJOURNMENT

Meeting adjourned at 5:36 p.m.

ATTEST:


Rob Terry, Secretary



Pete Perez, Chair
Reedley Planning Commission