



DINUBA PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, October 4, 2016
6:30 PM

Dinuba City Hall
405 East El Monte Way

AGENDA PACKET AVAILABLE FOR
REVIEW 72 HOURS PRIOR TO
THE PLANNING COMMISSION
MEETING AT
THE CITY CLERK'S OFFICE AND
ON THE CITY WEBSITE AT
www.dinuba.org

ALL ATTENDEES ARE ADVISED THAT
ELECTRONIC DEVICES SHOULD BE
POWERED OFF UPON ENTERING THE
COUNCIL CHAMBERS, AS THESE
DEVICES INTERFERE WITH AUDIO
EQUIPMENT.

District 1	District 2	District 3	District 4	District 5
Sergio Alvarado Commissioner	Vacant	Linda Faust Commissioner	Mark Carrion Commissioner	Tim Conklin Vice-Chair

1. OPENING CEREMONIES

- 1.1. Welcome & Call to Order – Chair
- 1.2. Invocation
- 1.3. Pledge of Allegiance

2. SWEARING IN OF NEW COMMISSIONERS

- 2.1. Sergio Alvarado, District 1

3. ROLL CALL

4. AGENDA CHANGES OR DELETIONS

To better accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed. Additions to Agenda may be added only pursuant to California Government Code section 54956.8.

5. ELECTION OF NEW OFFICERS

- 5.1. Chair
- 5.2. Vice-Chair

6. REQUEST TO ADDRESS COMMISSION

This portion of the meeting is reserved for any person who would like to address the Planning Commission on any item that is not on the agenda. Please be advised that State law does not allow the Planning Commission to discuss or take any action on any issue not on the agenda. The Planning Commission may direct staff to follow up on such item(s). Speakers may be limited to three (3) minutes. If there is any person wishing to address the Planning Commission at this time please approach the podium and state your name and nature of the request.

7. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

7.1. SUBJECT: Meeting Minutes for July 5, 2016

RECOMMENDATION: Planning Commission to review draft minutes of July 5, 2016 and adopt as final.

7.2. SUBJECT: W. El Monte Way/Avenue 416 Project Bi-Weekly Updates

RECOMMENDATION: Information item only

8. PUBLIC HEARINGS

8.1. SUBJECT: Public Hearing – Application No. 2016-08, Annexation

Applicant: City of Dinuba

Location: 2035 E. Sierra Way, 9034 & 9064 Avenue 412, APN: 018-172-003, 018-180-010, 011

Proposal: Request to annex three properties into the City of Dinuba to support the extension of Randle Avenue from Olive Way to Sierra Way, with properties to be pre-zoned for single-family residential and public/semi-public use.

RECOMMENDATION: Commission conduct a public hearing, receive public testimony; close the public hearing and take the following action:

1. Adopt Planning Commission Resolution No. 1040, recommending to the Dinuba City Council approval of an annexation of three properties, with pre-zoning for single-family residential and public/semi-public use.

8.2 **SUBJECT:** Public Hearing – Application No. 2016-09, Rezone and General Plan Amendment

Applicant: Jose R. Trevino
Location: 241 & 255 E. Merced Street, APN: 017-074-005, 006
Proposal: Request to rezone two sites from R-1-6 (Single Family Residential, 6,000 sq. ft. minimum) to RM-1.5 (Multi-Family Residential, 1,500 sq. ft. minimum), and change the General Plan designation from Residential – Medium to Residential – High.

RECOMMENDATION: Commission conduct a public hearing, receive public testimony; close the public hearing and take the following action:

1. Adopt Planning Commission Resolution No. 1041, recommending to the Dinuba City Council approval of a rezone of two sites from R-1-6 to RM-1.5, and changing of the General Plan designations from Residential – Medium to Residential – High.

8.3 **SUBJECT:** Public Hearing – Application No. 2016-14, Conditional Use Permit **(TO BE CONTINUED)**

Applicant: Abe Kizirian
Location: 551 E. Tulare Street, APN: 018-011-014
Proposal: Request to allow a residential duplex in the PO (Professional Office) Zone as a Planned Unit Development.

RECOMMENDATION: Commission conduct a public hearing, receive public testimony, and continue the hearing to the meeting of November 1, 2016.

9. COMMISSION REPORTS

9.1. Items from Commission Members

10. ADJOURNMENT



Cristobal Carrillo, Planner II

This is to certify that this agenda was posted at Dinuba City Hall, Dinuba Transit Center and the Dinuba Police Department by 5:30 p.m., September 30, 2016. A citizens' packet agenda regarding this agenda is available at City Hall, 405 City Hall East El Monte Way, Dinuba, CA.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Deputy City Clerk at (559) 591-5900 or lbarkley@dinuba.ca.gov. Notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements (28 CFR 35.102-35.104 ADA Title II)

Esto es para certificar que este programa fue publicada en Dinuba City Hall, Dinuba Transit Center y el Departamento de Policía antes de 5:30 pm, 30 de septiembre de 2016. El paquete del programa los ciudadanos respecto a este programa se encuentra disponible en 405 East El Monte Way, Dinuba, CA.

En cumplimiento de la Ley de Estadounidenses con Discapacidades, si usted necesita asistencia especial para participar en esta reunión, por favor póngase en contacto con el diputado Secretaria de la ciudad al (559) 591-5900 o lbarkley@dinuba.ca.gov. Notificación 48 horas antes de la reunión permitirá que personal de la ciudad para hacer arreglos razonables.

559.591.5900 / FAX 559.591.5902 . e-mail address: info@dinuba.ca.gov . www.dinuba.org