

**CITY OF MADERA PLANNING COMMISSION  
REGULAR MEETING  
June 9, 2015**

**CALL TO ORDER:** The meeting was called to order by Chairperson Hutchings at 6:00 p.m.

**ROLL CALL**

**PRESENT:** Chairperson Kenneth Hutchings  
Vice Chairperson Ruben Mendoza  
Commissioner Robert Gran, Jr.  
Commissioner Bruce Norton  
Commissioner Pamela Tyler  
Commissioner Jim DaSilva

**ABSENT:** None

**STAFF:** David Merchen, Community Development Director  
Christopher Boyle, Planning Manager  
Kira Noguera, Assistant Planner  
Keith Helmuth, City Engineer  
Brent Richardson, City Attorney  
Zelda León, Recording Secretary

**PLEDGE:** Commissioner DaSilva led the Pledge of Allegiance.

**PUBLIC COMMENT:** None

**MINUTES:** March 10, 2015 & April 14, 2015

Motion made by Commissioner Norton; seconded by Commissioner DaSilva to approve the Minutes of March 10, 2015 and April 14, 2015; motion was carried unanimously.

**ANNOUNCEMENT**

Chairperson Hutchings advised the audience that material received after packet distribution is located at the back of the room.

**CONSENT ITEMS:** None

**NON-PUBLIC HEARING ITEMS:** None

**PUBLIC HEARING ITEMS**

**1. REZ 2015-01, SPR 2015-15, CUP 2015-05 & CUP 2015-06 – DPF Filters**

A noticed public hearing to consider a rezone of an 8.25-acre parcel from the IP (Industrial Park) Zone District to the I (Industrial) Zone District to allow for the establishment of two uses. The first use is the maintenance and installation of diesel particulate filter systems on both diesel trucks and stationary diesel power generation systems. The second use is the storage of diesel "big rig" tractors and trailers. The

project site is located at 2832 North Golden State Boulevard in the I (Industrial) General Plan land use designation (APN: 013-250-002).

Christopher Boyle, Planning Manager summarized the report. The proposed rezone provides consistency with the General Plan. The proposed uses are compatible with the surrounding industrial activities and are allowed within the I (Industrial) Zone District with the approval of a conditional use permit. Staff recommends approval of the conditional use permits, site plan review, and adoption of a Resolution recommending to the City Council adoption of an ordinance rezoning the property for the project site.

Mr. Boyle advised the Commission that Condition #27 should be amended to replace the word, "water" with "sewer".

The item was opened for public comment.

Applicant, Don Holt spoke in favor of the project. Mr. Holt was asked and responded that he had read and was in agreement with the conditions of approval.

No further public comment on this item was presented; public hearing on this item was closed.

Motion made by Commissioner Gran; seconded by Commissioner Norton to adopt a Resolution recommending to the City Council the approval of Rezone 2015-01, and move to approve Conditional Use Permits 2015-05 and 2015-06, and Site Plan Review 2015-15, based on and subject to the findings and amended conditions of approval; motion was carried unanimously.

### **Amended Condition**

**Condition #27:** At such time that City **water sewer** service are extended to and/or across the property frontage to the public right-of-way, the property shall make connection and pay all necessary connection and impact fees.

### **2. CUP 2015-07, SPR 2015-16 & ZAP 2015-07 – Evolution Strength and Conditioning & Swirl Smoothie Frozen Food Warehouse**

A noticed public hearing to consider a conditional use permit to allow for an athletic fitness gymnasium in an I (Industrial) Zone District. Also considered will be a Zoning Administrator Permit to allow for the establishment of a frozen food distribution business to be developed in conjunction with the gymnasium. An application for site plan review is required in order to memorialize the conversion of the 5,000 square foot site to accommodate the two uses. The project site is located on the west side of Noble Street, approximately 200 feet north of its intersection with Gill Avenue (528 Noble Street) in the I (Industrial) Zone District with an I (Industrial) General Plan land use designation (APN: 012-401-010).

Kira Noguera, Assistant Planner summarized the report. The industrial park has been utilized more and more by commercial uses over time. The site is a suitable location for a fitness facility. It is recommended that the conditional use permit and zoning administrator's permit be approved as conditioned.

Ms. Noguera indicated that, although, the Zoning Administrator Permit (ZAP) is departmental, they wanted to present the project in its entirety.

The item was opened for public comment.

Applicant, Ritesh Patel of 1456 Grape Street, Madera, CA spoke in favor of the project. Mr. Patel was asked and responded that he was in agreement with the conditions of approval.

No further public comment on this item was presented; public hearing on this item was closed.

Motion made by Commissioner Norton; seconded by Commissioner Gran to approve the requested Conditional Use Permit 2015-07, Zoning Administrator Permit 2015-07, and Site Plan Review 2015-16 based on and subject to the findings and conditions of approval; motion was carried unanimously.

**3. CUP 2015-08 & SPR 2015-17 - Three Monkeys Distribution**

A noticed public hearing to consider a conditional use permit and site plan review to allow for the warehousing and distribution of beer. The project site is located on the east side of South Pine Street, approximately 450 feet south of its intersection with Maple Avenue (455 South Pine Street) in the I (Industrial) Zone District with an I (Industrial) General Plan land use designation. The applicant proposes to occupy a 1,000 square foot portion of a 7,500 square foot suite (APN: 012-230-036, 037 and 038).

Kira Noguera, Assistant Planner summarized the report. The use is consistent with the purpose and intent of the Zoning Ordinance and can be made compatible with the surrounding uses. Staff recommends approval of the microbrewery beer distribution warehouse.

Mr. Boyle, Planning Manager, was asked and responded that this site was not for retail sales and would only be for wholesale sales. Only the on-site employees would pick up beer to distribute to customers.

Commissioner Gran stated that the applicant should have the option to do retail sales on an intermittent basis.

The item was opened for public comment.

Applicant, Michael Tate of 311 S. Pine Street, Ste. 101C, Madera, CA spoke in favor of the project.

Commissioner Gran asked and Mr. Tate acknowledge that they have to deliver the product to customers.

No further public comment on this item was presented; public hearing on this item was closed.

Motion made by Commissioner Tyler; seconded by Commissioner Gran to approve Conditional Use Permit 2015-08 and Site Plan Review 2015-17, based on and subject to the findings and conditions of approval; motion was carried unanimously.

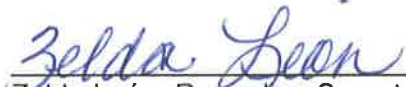
**ADMINISTRATIVE REPORTS:** None

**COMMISSIONER REPORTS:** None

**ADJOURNMENT:** Meeting adjourned at 6:45 pm.

  
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Planning Commission Chairperson

  
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Zaida León, Recording Secretary