

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
August 9, 2016**

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

ROLL CALL

PRESENT: Commissioner Kenneth Hutchings (Chairperson)
Commissioner Jim DaSilva (Vice Chairperson)
Commissioner Bruce Norton
Commissioner Jeff DalCerro

ABSENT: Commissioner Ruben Mendoza
Commissioner Robert Gran Jr.
Commissioner Pamela Tyler

STAFF: Dave Merchen, Community Development Director
Christopher Boyle, Planning Manager
Keith Helmuth, City Engineer
Brent Richardson, City Attorney
Brandi Garcia, Recording Secretary

PLEDGE: Commissioner Hutchings led the Pledge of Allegiance.

PUBLIC COMMENT: None

MINUTES: July 12, 2016

Motion made by Commissioner Norton to approve the minutes. Seconded by Commissioner DaSilva. Motion carried unanimously, 4-0.

CONSENT ITEMS: None

PUBLIC HEARING ITEMS

1. CUP 2015-26 MOD & SPR 2016-27 – Madera’s Finest Car Wash

A noticed public hearing to consider an amendment to an existing conditional use permit and site plan review to allow for a car wash and auto detailing business. The site is located at the southwest corner of East 6th Street and South E Street in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 007-152-007). A categorical exemption pursuant to the California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities), will also be considered by the Planning Commission.

Christopher Boyle, Planning Manager presented the item.

Commissioner Hutching asked if there was any questions for Mr. Boyle.

There were none.

Commissioner Hutchings invited the applicant to step forward.

Tony Ortega, 96 E 6th St., stepped to the podium. He is in agreement with the conditions.

Commissioner DalCerro verified that Mr. Ortega understands he has to maintain the property.

Mr. Ortega said yes.

Commissioner DalCerro noted that it was an ongoing operation.

Mr. Ortega said he understood.

Commissioner Hutchings asked if there was anyone else that would like to address the Commission.

There were none.

The item was returned to the Commission for further processing.

Commissioner Norton made a move to accept Motion 1 as presented. Commissioner DalCerro seconded the motion.

The motion was carried 4-0.

2. TSM 2016-01 – Varbella / DMP Development

A noticed public hearing to consider a tentative subdivision map to subdivide two parcels (APN: 012-460-001 and 006) encompassing a total of 27.94 acres into a 120-lot single family residential subdivision. The two parcels are located at the southwest corner of Monterey Street and Gary Lane in the R1 (Low Density Residential) Zone District with an LD (Low Density Residential) General Plan land use designation. A Negative Declaration will also be considered by the Planning Commission.

Christopher Boyle, Planning Manger summarized the project and requested to continue the hearing to the September 13th Planning Commission Meeting to allow for further collaboration between the applicant and staff.

Commissioner DaSilva made a motion to continue the hearing to the September 13th Planning Commission meeting. Seconded by Commissioner DalCerro.

The motion was carried 4-0.

ADMINISTRATIVE REPORTS: None

NON PUBLIC HEARING ITEMS: None

Commissioner Hutchings asked about the monument sign that used to be on Accornerro and was ruined in a traffic collision.

Mr. Boyle said he wasn't aware of it and couldn't add any comment.

The meeting adjourned at 6:16.



Planning Commission Chairperson



Brandi Garcia, Recording Secretary