

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
June 13, 2017**

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
Commissioner Pamela Tyler
Commissioner Richard Broadhead

ABSENT: Commissioner Robert Gran Jr. (Vice Chairperson)
Commissioner Israel Cortes
Commissioner Bruce Norton

STAFF: Christopher Boyle, Planning Manager
Keith Helmuth, City Engineer
Jose Aguilar, Deputy City Engineer
Brent Richardson, City Attorney
Brandi Garcia, Recording Secretary

PLEDGE: Commissioner Hutchings led the Pledge of Allegiance.

PUBLIC COMMENT: None

MINUTES:

April 11, 2017 & May 9, 2017

Commissioner Tyler moved to approve the minutes from the April 11 and May 9, 2017 meetings. Seconded by Commissioner Broadhead and carried unanimously.

CONSENT ITEMS: None

NON-PUBLIC HEARING ITEMS: None

PUBLIC HEARING ITEMS

1. REZ 2017-01 – West Yosemite Office

A noticed public hearing to consider a rezone of approximately .69 acres of property from the R1 (Low Density Residential) Zone District to the WY (West Yosemite Professional Office) Zone District. The property encompasses three parcels located in proximity to the northwest corner of West Yosemite Avenue and North K Street (601 and 609 West Yosemite Avenue and 110 North K Street) within the O (Office) General Plan land use designation (APN: 010-081-003, 004 and 005). An initial study and negative declaration have been prepared for consideration by the Planning Commission, consistent with CEQA Guidelines.

Christopher Boyle, Planning Manager presented the item.

The applicant was present but did not provide testimony.

There were no questions of Mr. Boyle.

Commissioner Broadhead made a move to approve Motion 1a approving the negative declaration. Seconded by Commissioner DaSilva. The motion carried unanimously.

Commissioner Tyler made a move to approve Motion 1b as stated. Seconded by Commissioner DaSilva. The motion carried unanimously.

2. CUP 2016-20 – Teran Residence Revocation

A continued public hearing to consider revocation of Conditional Use Permit 2016-20 allowing for a residential use on a commercially zoned property. The site is located at the southwest corner of North C Street and East 5th Street within the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 007-111-001). The current review of the use permits and site plan review has been determined to be categorically exempt under the California Environmental Quality Act Guidelines, Section 15321 (Enforcement Actions).

Planning Manager, Christopher Boyle summarized the item.

The applicant was not present nor was there any public comment.

Commissioner DaSilva made a move to approve Motion 1 as stated. Seconded by Commissioner Tyler. The motion carried unanimously.

3. TSM 2017-01 & PPL 2017-02 – Bellava and Berk Homes

A noticed public hearing to consider a tentative subdivision map to subdivide one parcel (APN: 005-140-048) encompassing a total of 1.62 acres into fourteen single family residential lots and a precise plan to allow for the development of five (5) different home plans ranging in size from between 1,365 and 1,515 square feet. The property is located on Adell Street, west of its intersection with Merced Street in the PD-4500 (Planned Development) Zone District with an MD (Medium Density Residential) General Plan land use designation.

The item was presented by Planning Manager, Christopher Boyle.

Ubaldo Garcia of 156 Asilomar Dr. in Madera stepped to the podium. He stated he is in agreement with the conditions of approval.

Commissioner DaSilva made a move to approve Motion 1 as stated, seconded by Commissioner Tyler. The motion carried unanimously.

NON PUBLIC HEARING ITEMS:

1. CUP 2016-08 & SPR 2016-01 MOD – Herbalife Fitness Review

A review of the performance of Conditional Use Permit 2016-08 and Site Plan Review 2016-01 allowing for a fitness use on a property with a C1 (Light Commercial) Zone District, to determine whether it is appropriate to schedule a

hearing on revocation. The current review of the use permits and site plan review has been determined to be categorically exempt under the California Environmental Quality Act Guidelines, Section 15321 (Enforcement Actions).

Christopher Boyle, Planning Manager summarized the item.

Commissioner DaSilva requested to schedule a public hearing at the regularly scheduled July 11, 2017 Planning Commission meeting. Seconded by Commissioner Tyler. The motion was carried unanimously.

ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS:

Commissioner Hutchings noted that he attended a workshop at the Wells Youth Center that was put on by the Madera Association of Realtors.

Commissioner Hutchings also noted that the stop sign by IHOP has been replaced. Also, the sidewalk between Cazadores and McDonalds has been fixed.

Commissioner DaSilva also noted they put a crosswalk across Howard Rd.

Commissioner Broadhead noted that near the Savemart on Country Club by the pizza place the dumpster is always overflowing and is either inadequate for the amount of garbage or needs to be serviced more.

The meeting adjourned at 6:38 pm.



Planning Commission Chairperson



Brandi Garcia, Recording Secretary