

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
September 12, 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 Israel Cortes
Commissioner Richard Broadhead
Commissioner Pamela Tyler
Commissioner Bruce Norton

ABSENT: Commissioner Robert Gran Jr. (Vice Chairperson)

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

PLEDGE: Commissioner Broadhead led the Pledge of Allegiance.

PUBLIC COMMENT: None

MINUTES:

August 8, 2017

Commissioner Tyler made a move to approve the minutes of August 8th, 2017.
Seconded by Commissioner Norton. The vote was unanimous.

CONSENT ITEMS:

- 1. CUP 2016-19 & SPR 2016-34 – Cubano Grill & Café Outdoor Dining Extension**
Consideration of a request for a time extension for a conditional use permit and site plan review to allow for outdoor dining as a component of a restaurant.

Commissioner Norton made a move to approve the time extension. Seconded by Commissioner DaSilva. The motion carried unanimously.

PUBLIC HEARING ITEMS

- 1. VAR 2017-04 – Pond Place Setback Variance**
A continued public hearing to consider a variance from the setback requirements of the R1 (Residential) Zone District in order to allow for less than the required fifteen foot rear

yard structural setback on property located at the northwest corner of Stadium Road and El Monte Avenue (805 El Monte Avenue) in the R1 (Residential) Zone District with an LD (Low Density) General Plan land use designation.

Christopher Boyle, Planning Manager presented the item.

There was no public comment and no questions for Mr. Boyle from the Commissioners.

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

2. GPA 2017-02 & REZ 2017-02 – County Campus General Plan Amendment

A noticed public hearing to consider a General Plan Amendment and Rezoning of approximately 40 acres of land located at the southeast corner of Tozer Street (Road 28) and Sunrise Avenue (Avenue 14 ½). The property is proposed to be rezoned into the PF (Public Facility) Zone District. The proposed General Plan amendment would change the General Plan land use designation from the LD (low Density), MD (Medium Density) and NMU (Neighborhood Mixed Use) land use designation to the P&SP (Public and Semi-Public) land use designation.

The item was presented by Planning Manager, Christopher Boyle.

There was no public comment on this item and no questions for Mr. Boyle from the Commissioners.

Commissioner Hutchings noted that the Resolution doesn't give the specific location nor do the exhibits.

Mr. Boyle noted what the location should be and that it would be revised.

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

3. SPR 2017-25 – Freedom Industrial Park Buildings

A noticed public hearing to consider a site plan review to allow for the construction of two industrial shell structures encompassing approximately 75,240 square feet located within the Freedom Industrial Park at the northwest corner of West Pecan Avenue and South Pine Street (1959 Independence Drive) in the I (Industrial) Zone District, with an I (Industrial) General Plan land use designation. A Negative Declaration will also be considered by the Planning Commission.

Christopher Boyle, Planning Manager presented the item.

Dr. John Miller stepped to the podium. He is the owner of Deerpoint Group within the Industrial Park. The only current building in the Park. He asked if this building would be right next to him.

Commissioner DaSilva noted that yes, it is right next to him.

Dr. Miller asked if Span is the company that is putting in the buildings.

Commissioner DaSilva replied, yes.

Dr. Miller said he is thankful that the City has decided to do this. He said he moved here from Fresno and cannot be happier with the City of Madera.

Tim Mitchell of Span Development at 1841 Howard Rd. stepped to the podium. He said he is ok with everything except one of the items under streets. The alignment of the access driveway being shifted about 40 feet to align with Victory conflicts with the truck access and maneuvering. Currently it is fairly centered but if it gets moved then Building A becomes almost non-functional. He would like to have that item removed from the conditions so they can build with the proper access and circulation.

Mr. Boyle confirmed it is the center driveway that is in question and asked Mr. Helmuth, City Engineer to speak on the item in question.

Mr. Helmuth said he didn't want to speak out of hand but how the driveway is shown relative to the intersection shows some potential for conflict. Typically you would attempt to align driveways with intersections.

Mr. Boyle said staff could propose an alternate condition to read 'the applicant would collaborate with City staff to provide as close of an alignment as possible within the confinements of the development at hand'.

Commissioner Hutchings asked Mr. Mitchell if he would be comfortable with that.

Mr. Mitchell said regardless of Victory it needs to be aligned the way it is. Regardless, moving the driveway puts the project in jeopardy.

Mr. Boyle noted that staff would simply add the phrase... 'to the extent feasible.'

Brent Richardson, City Attorney wanted to make sure that he understood the wording of the condition.

Mr. Boyle confirmed condition #22 would read 'To the extent feasible' the eastern access drive should be better aligned with Victory Lane to prevent turn conflicts.'

The item was returned to the Commission for further processing.

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

Commissioner Norton made a move to approve Motion 1b, seconded by Commissioner DaSilva. The motion carried unanimously.

Commissioner Norton made a move to approve Motion 1c as amended. Commissioner DaSilva seconded the motion and it carried unanimously.

4. TSM 2005-15 MOD – Sienna Estates Amendment

A noticed public hearing to consider amendment of the conditions of approval for Tentative Subdivision Map 2005-15, which allows for the development of the Sienna Estates Subdivision, a 138 lot phased tentative subdivision map. The project site is located on the north side of Storey Road, approximately 1700 feet east of its intersection with State Route 145, in the PD-4500 (Planned

Development) Zone District with an MD (Medium Density) General Plan land use designation.

Planning Manager, Christopher Boyle presented the item.

Commissioner Norton asked about parcel #46 as the designated well site. He asked where the retaining basin was or if that was off this analysis.

Mr. Boyle said the basin is off the site and there are underground pipes that take the water off to the north northeast.

Commissioner Hutchings asked about the bumped in lines on Indigo and Azure, and if this means there's traffic calming.

Mr. Boyle confirmed that there are traffic calming measures.

Rick Langdon stepped to the podium, he is representing the owner. He stated they are in agreement with the conditions.

With no further questions, the item was returned to the Commission for further processing.

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

5. REZ 2017-02 & PPL 2017-04 – Linden Street Residential Complex

A noticed public hearing to consider a rezone of two (2) parcels (APN's 006-360-013 & 014) encompassing approximately 1.4 acres from the PD-1500 (Planned Development) Zone District to the PD-2000 (Planned Development) Zone District, and a precise plan to allow for the development of twenty-two (22) multi-family residential units. The property is located on Linden Street, approximately 625 feet north of the intersection of Linden Street and Sunset Avenue, in the PD-1500 (Planned Development) Zone District and HD (High Density Residential) General Plan land use designation. A Negative Declaration will also be considered by the Planning Commission.

The item was presented by Christopher Boyle, Planning Manager.

Commissioner Broadhead said he only sees one area of trash containers and asked about the maneuvering of the garbage trucks.

Mr. Boyle said the bins would be queued for pick up. The critical component is to make sure the triple enclosure is centrally located so it provides access to all units. This is much like the alleys in the City where the enclosures have to be opened and then the dumpster queued and dumped.

Johnny Gray of 719 Linden St. stepped to the podium. He wondered if the trash bin would be sufficient for 22 units. He also noted that there is an underground MID pipeline on the east end of the property. He is concerned about it.

Mr. Boyle commented that the project was routed to MID and there were no tangible comments.

Tom Jarrell of 215 W. Fallbrook in Fresno stepped to the podium. He is the developer of the project. He said he would like to leave the properties as they are instead of merging them. He would like to have an easement in the middle in case he decides to sell one in the future.

Mr. Boyle noted that the two parcels do function as one. There could be an alteration saying either the parcel be merged or there be easements that allow the properties to operate as one. This would be for things like drainage, trash, etc.

Commissioner DaSilva asked what would happen if the developer did sell one of the parcels. Would they be able to use the trash enclosure?

Mr. Boyle said that would be the purpose of the easement.

Keith Helmuth, City Engineer noted that originally there was a proposal to have multiple parcels for each unit. If the parcels are not merged there will need to be a separate water meter for each parcel in case one is sold in the future.

Mr. Jarrell confirmed there would only need to be another water line.

Mr. Helmuth said it wouldn't work with two property owners trying to share water. There would need to be two meters and two mains. This would be for exterior and interior watering. There would be the same issue with sewer as well but the sewer would be a little easier to work with. There could be agreements on the sewer but the water would be difficult.

Mr. Jarrell said he doesn't think it would be cost effective so he will just merge them. No corrections need to be made to the conditions.

There were no further questions and the item was returned to the Commission for further action.

Commissioner Tyler moved to approve Motion 1a, seconded by Commissioner Norton. The motion carried unanimously.

Commissioner Norton moved to approve Motion 1b, seconded by Commissioner DaSilva. The motion carried unanimously.

Commissioner DaSilva made a motion to approve Motion 1c with the correction to condition #38, seconded by Commissioner Norton. The motion carried unanimously.

6. PPL 2017-03 – Sierra Vista Homes (Lots 3-6)

A noticed public hearing to consider a precise plan to allow for the development of four (4) parcels within the Sierra Vista Homes subdivision located east of South D Street between East 14th Street and East Olive Avenue (1011, 1015, 1019 & 1023 South D Street) in the PD-3000 (Planned Development) Zone District with an MD (Medium Density Residential) General Plan land use designation.

Planning Manager, Christopher Boyle presented the item.

There were no questions for Mr. Boyle and there were no comments on the item.

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

7. CUP 2017-16 & SPR 2017-28 – Wal-Mart Temporary Outdoor Storage

A noticed public hearing to consider a conditional use permit and site plan review to allow for the temporary placement of up to ten (10) storage containers during the 2017 holiday sales season. Wal-Mart is located north on West Cleveland Avenue, approximately 1,000 feet east of the intersection of North Schnoor Avenue and West Cleveland Avenue (1977 West Cleveland Avenue) in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation.

Planning Manager, Christopher Boyle presented the item.

There were no questions for Mr. Boyle and no comments regarding the item.

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

8. CUP 2015-26 MOD – Madera’s Finest Car Wash Revocation

A noticed public hearing to consider revocation of Conditional Use Permit 2015-26 MOD, which allows for a car wash and auto detailing use on the property located at the southwest corner of East 6th Street and South E Street (96 East 6th Street) in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation.

The item was presented by Planning Manager, Christopher Boyle.

With no questions for Mr. Boyle and no comments the item was returned to the Commission for processing.

Commissioner Norton moved to approve Motion 1, seconded by Commissioner DaSilva. The motion carried unanimously.

NON PUBLIC HEARING ITEMS:

None

ADMINISTRATIVE REPORTS:

1. Informational Workshop Regarding the City of Madera General Plan – Part 2

COMMISSIONER REPORTS:

Commissioner Hutchings noted that there is a traffic signal light out by the fairgrounds at the southwest corner. The red light facing the eastbound approach.

Commissioner Hutchings also noted the Tap House is open and doing a lot of business.

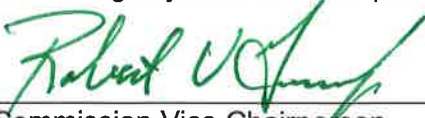
Commissioner Hutchings noticed that the area on Kennedy by Starbucks does not have any landscaping. He was wondering what is going on with it.

Mr. Boyle said the improvements on the Starbucks side would have to be part of a City project and at this point there isn't any funding to make that occur. However, it is planned as a long term amenity in the City.

Mr. Richardson advised that full discussions during the Commissioner Reports should not happen.

Commissioner Hutchings said that just north of the Granada Bridge where it intersects with Pamela, when traffic stops others go around and are driving off the pavement. Now there's a little depression where the area has been worn away.

The meeting adjourned at 7:33 p.m.



Planning Commission Vice Chairperson



Brandi Garcia, Recording Secretary