

**CITY OF MADERA PLANNING COMMISSION  
REGULAR MEETING  
January 9, 2018**

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

**ROLL CALL**

**PRESENT:** Commissioner Hutchings (Chairperson)  
Commissioner Gran (Vice Chairperson)  
Commissioner Pamela Tyler  
Commissioner Bruce Norton  
Commissioner Israel Cortes  
Commissioner Richard Broadhead

**ABSENT:** Commissioner Jim Da Silva

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

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

**PUBLIC COMMENT:** None

**MINUTES:** None

**CONSENT ITEMS:** None

**NON PUBLIC HEARING ITEMS:**

**1. Election of Chairperson and Vice-Chairperson for 2018**

Commissioner Norton moved to nominate Commissioner Gran as Chairperson and Commissioner Cortes as Vice-Chairperson for 2018. Seconded by Commissioner.....the vote was unanimous.

**PUBLIC HEARING ITEMS:**

**1. CUP 2017-27 and SPR 2017-44 – La Esperanza Market Outdoor Sales**

A continued public hearing to consider a conditional use permit and site plan review to allow for outdoor sales activities, specifically the outdoor preparation of food during weekends, in conjunction with the operation of a grocery store. The site is located at the northwest corner of the intersection at North Lake Street and East Cleveland Avenue in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation. (APN: 004-103-0032)

Planning Manager, Christopher Boyle presented the item.

Commissioner Gran noted that the dedication is a requirement and asked if Mr. Chu is just going to let the use permit expire.

Commissioner Hutchings noted the recent improvements on Cleveland and asked if there was any widening at that time.

Mr. Boyle replied that was in 2006 or 2007. There's only a single lane for traffic. No significant width to provide the 100 feet for traffic.

Oscar Ramirez Jr. of 17381 Road 26 ½ translated for his father Oscar Ramirez, the applicant.

Commissioner Gran asked if they are in agreement with the conditions.

Mr. Ramirez replied yes, except for the #15 that the owner does not agree with.

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

**2. CUP 2013-11 MOD and SPR 2017-24 – Joyee's Recycling Center Redesign**

A noticed public hearing to consider modification of a conditional use permit and site plan review to allow for the redesign of an existing recycling center on property located on the east side of North D Street, approximately 100 feet north of the intersection of North D Street and Riverside Drive (709 North D Street) in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation. (APN: 004-011-008)

Christopher Boyle, Planning Manager presented the item.

Gary Rogers, the Project Architect, of 450 S. Madera Ave. was there to speak on behalf of the owner. He originally brought this project to the Commission 7 years ago and the business has been so successful. The owner has agreed to invest the money to bring the site up to City standards. They realize there's noise and parking issues and agree to correct that as well as maintain the landscaping on the site.

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

**3. CUP 2017-33 and SPR 2017-49 – Single Family Residence in a C1 Zone**

A noticed public hearing to consider a conditional use permit and site plan review to allow for the construction of a single-family residence on property located approximately 100 feet north of the intersection at North C Street and West 4<sup>th</sup> Street (308 North C Street) in the C1 (Light Commercial) Zone District with an LD (Low Density Residential) General Plan land use designation. (APN: 007-081-014)

Assistant Planner, Jesus Orozco presented this item.

Commissioner Gran asked if the only way in is to walk around to the front of the house.

Commissioner Hutchings asked if there is still a need for the drive approach on C Street.

Mr. Boyle stated there would not be a need for the drive approach to remain.

Rufino Reyes stepped to the podium on behalf of the owner. He stated they can move or change items as requested.

Commissioner Gran said he just wanted to bring it to everyone's attention. He would hate for them to have a hard time selling it. He asked Mr. Boyle for suggestions.

Mr. Boyle said that the permit before the Commission is an allowance for a residence in a C1 Zone and small alterations as the building permit comes along would not affect it. One suggestion that staff might make would be that the existing drive approach be abandoned and curb and gutter be placed in its place to reduce the ingress and egress along C Street. There is an alley with access. So, as an additional condition of approval staff would recommend that the drive approach be abandoned and the curb and gutter be in its place.

Commissioner Gran confirmed with Mr. Reyes that he would be ok with that.

Mr. Reyes said yes.

Larry Reina of 305 E 4<sup>th</sup> St stepped to the podium. He said he is against this project and wanted to confirm that it will be a SFR and not an MFR.

Commissioner Norton moved to approve Motion 1. Seconded by Commissioner Hutchings. The motion carried unanimously.

#### **4. CUP 2017-35 – Arco Tobacco Sales**

A noticed public hearing to consider a conditional use permit to allow for the sale of tobacco in conjunction with a recently approved convenience store on property located at the northeast corner of the intersection at Pecan Avenue and Madera Avenue (State Route 145) in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation. (APN: 012-133-039)

This item was presented by Planning Manager, Christopher Boyle.

Commissioner Norton asked what the minimum distance for sensitive receptors is.

Commissioner Broadhead asked if the others around sell tobacco.

Ty Kharazi of 2000 Fresno St. in Fresno stepped to the podium. He is the lawyer representing the facility being built. They are in agreement with all conditions.

Commissioner Cortes moved to approve Motion 1, seconded by Commissioner Da Silva. The motion carried unanimously.

#### **ADMINISTRATIVE REPORTS:**

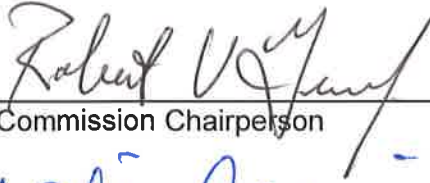
Brent Richardson, City Attorney, announced that the Commission was given the Draft of the Zoning Ordinance update at the meeting which was less than 72 hours prior to the meeting.

#### **1. Workshop – Introduction to the Zoning Ordinance Update**

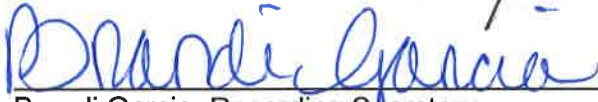
Planning Manager Christopher Boyle gave a brief overview of the Zoning Ordinance Update.

**COMMISSIONER REPORTS:**

The meeting adjourned at 7:20 pm



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Planning Commission Chairperson



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Brandi Garcia, Recording Secretary