

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

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

**ROLL CALL**

**PRESENT:** Commissioner Robert Gran Jr. (Chairperson)  
Commissioner Kenneth Hutchings  
Commissioner Richard Broadhead  
Commissioner Pamela Tyler  
Commissioner Bruce Norton

**ABSENT:** Commissioner Israel Cortes (Vice Chairperson)

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

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

**PUBLIC COMMENT:** None

**MINUTES:** None

**CONSENT ITEMS:** None

**NON-PUBLIC HEARING ITEMS:**

Per the City Attorney, Brent Richardson this item was pulled to the front of the Agenda.

**NP 1. SPR 2018-20 – Mosquito Abatement Appeal**

A hearing to consider an appeal to Condition Nos. 13-19 of Site Plan Review 2018-20 which allows for the construction of three (3) solar carports on property located at the northeast corner of the intersection of Yeager Drive and Airport Drive (3105 Airport Drive) in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 013-010-014). This project is determined to be categorically exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies).

The Applicants Attorney, Mike Linden requested to continue this item to the November 13, 2018 Planning Commission meeting.

Commissioner Norton moved to approve Motion 2. The motion was seconded by Commissioner Tyler and carried unanimously.

**PUBLIC HEARING ITEMS:**

**1. REZ 2018-02 & TSM 2018-04 – Rancho Santa Fe Subdivision**

A noticed public hearing to consider a rezone and tentative subdivision map of two existing parcels. The rezone will change the zoning of the properties from the PD-8000 (Planned Development) Zone District to the PD-6000 (Planned Development) Zone District. The tentative subdivision map will subdivide the two parcels into 180-lot single-family subdivision. The project site is located approximately 2,000 feet west of the southwest corner of the intersection of North Westberry Boulevard and Wet Cleveland Avenue (APN's: 006-380-027 & 028). A Negative Declaration will also be considered by the Planning Commission.

Christopher Boyle, Acting Planning Manager requested a continuance to the November 13, 2018 Planning Commission meeting.

Commissioner Hutchings noted he would like to see the meaning of street names when they are in other languages to prevent possible mishaps.

Commissioner Norton moved to accept Motion 2, seconded by Commissioner Tyler. The motion carried unanimously.

**2. PPL 2018-03 – Downtown Residential Veteran's Housing**

A noticed public hearing to consider a precise plan to construct a three-story 28-unit residential building located on the northwest corner of the intersection of East 5<sup>th</sup> Street and North C Street in the PD-1500 (Planned Development) Zone District with an HD (High Density Residential) General Plan land use designation (APN's: 007-082-004 & 005). An initial study and Negative Declaration were adopted by the Planning Commission in August of 2018.

Christopher Boyle, Acting Planning Manager presented the item.

Commissioner Gran asked how the parking is justified. There's no on-site or off-site and it doesn't add up.

Mr. Boyle stated that just counting the parking stalls from the street in front of the project. When you look at the side streets there is ample street parking that is never utilized. With this project there is not a reliance on a car as a primary mode of transportation.

Commissioner Gran replied that it is really going to create a parking issue in that area.

Mr. Boyle said he's been out there several times and there is never anyone parking in the spots on the street, at any given time. He feels comfortable because of the lack of utilization of the existing street spots.

Commissioner Hutchings said the title indicates Veteran's Housing, but Mr. Boyle indicated there will not be restrictions.

Mr. Boyle said there will not be deed restrictions and will provide for suitable housing for various populations.

The Applicant, Michael Sigala of 2525 Alluvial Ave. in Clovis stepped to the podium. He is the Developer's Representative. Mr. Sigala stated he agrees with the conditions and

mentioned the Grant being applied for will also pay for bus passes for every resident for 3-5 years to try to get them out of using cars as transportation. They are looking at things like bike and car sharing as well if it becomes a problem.

Commissioner Tyler moved to approve Motion 1. Seconded by Commissioner Hutchings, the motion carried unanimously.

**3. PPL 2018-04 – Downtown Residential Multifamily Housing**

A noticed public hearing to consider a precise plan to construct a three-story 20-unit residential building located on the southeast corner of the intersection of East 5<sup>th</sup> Street and North C Street in the PD-1500 (Planned Development) Zone District with a HD (High Density Residential) General Plan land use designation (APN's: 007-112-014 & 015). An initial study and Negative Declaration were adopted by the Planning Commission in August of 2018.

The item was presented by Acting Planning Manager, Christopher Boyle.

Commissioner Norton asked Mr. Boyle if he has the same comfort level on this project, like the previous one when it comes to parking.

Mr. Boyle said yes, he does. Again, with this Grant the target is to take people out of cars.

Commissioner Norton said he understands, but that's easier to do with a single person vs a family.

Commissioner Tyler noted that sometimes one family has multiple vehicles. There could be a parking issue.

Commissioner Gran asked if these will be rental units or purchased.

Mr. Boyle confirmed they will be rental units.

Commissioner Tyler noted she thinks parking will be an issue.

Commissioner Gran asked how far away the City parking lot is.

Mr. Boyle replied that the lot is on D Street, one block away. However, the Grant being applied for will not allow the applicant to entertain additional parking as part of the project. This will be more of an urban format not allowing people to have multiple vehicles.

The Applicant, Marie Shaw, Executive Director of the Madera Housing Authority at 205 N G St. stepped to the podium. She noted that in the lease agreement they do put limits on the number of vehicles the tenants can have. She is fully in support of the project as well as the previous one. They want to be able to house more people and build affordable options.

Commissioner Gran asked about the standard restrictions for two and three-bedroom rentals.

Mrs. Shaw replied that a two bedroom would normally get one spot. A three bedroom may have two but usually its only one. When they get to four and five bedrooms they get two stalls. They do have a City Police Officer that polices this for them through an agreement with the City.

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

**4. CUP 2018-02 MOD – Singh Smog Shop**

A noticed public hearing to consider an amendment to a conditional use permit to allow for automotive repair work in addition to an existing smog only business located on the southwest corner of the intersection of East 6<sup>th</sup> 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). The project has been determined to be categorically exempt under California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities).

Acting Planning Manager, Christopher Boyle presented the item.

Commissioner Hutchings asked about Condition #14 from the Engineering Department. He asked what the intention was of it being closed off.

Mr. Boyle said there had been chains used for a barrier then they were taken down. Staff would like those to be replaced.

Commissioner Gran asked about #27. He wanted to make sure everyone knows that applies to the future also and not just currently.

Mr. Boyle said he could add, 'at any time'.

The Applicant, Mr. Singh of 96 E. 6<sup>th</sup> St. stepped to the podium. He has the current smog business at the site. He asked about Condition #20 listing the non-permitted uses.

Mr. Boyle said they can modify #19 and #20.

Mr. Sing was in agreement with the modification.

Commissioner Norton moved to approve Motion 1 with the amendments to #19, #20 and #27. Seconded by Commissioner Tyler, the motion carried unanimously.

**5. REZ 2018-05 – Joseph Crown Subdivision**

A noticed public hearing to consider the rezoning of approximately twenty acres located on the southwest corner of the intersection of Almond avenue and Stadium Road into the PD-6000 (Planned Development) Zone District (APN: 034-070-011). The project has been determined to be categorically exempt under California Environmental Quality Act (CEQA) guidelines, Section 15319 (Annexations of Existing Facilities and Lots for Exempt Facilities).

Christopher Boyle, Acting Planning Manager presented the item.

The Applicant, Joseph Crown of 5320 E. Pine in Fresno stepped to the podium. He confirmed his agreement with the rezoning.

Commissioner Hutchings moved to approve Motion 1. Seconded by Commissioner Broadhead the motion carried unanimously.

**6. REZ 2018-06 – Stadium-Almond Subdivision**

A noticed public hearing to consider the rezoning of approximately twenty acres located on the northwest corner of the intersection of Almond Avenue and Stadium Road into the PD-6000 (Planned Development) Zone District. (APN's: 034-070-067& 068). The project has been determined to be categorically exempt under California Environmental Quality Act (CEQA) guidelines, Section 15319 (Annexations of Existing Facilities and Lots for Exempt Facilities).

The item was presented by Christopher Boyle, Acting Planning Manager.

Commissioner Norton asked how the farm would be affected by this, if it would stop the farm.

Mr. Boyle said no, that is a grandfathered use. If LAFCO requires that property to be annexed and the applicant doesn't contest it then it's a grandfathered use.

Commissioner Gran asked how the grandfathered use could be excluded.

Mr. Boyle confirmed Commissioner Gran meant expire and not excluded and said if the grandfathered use is discontinued for more than six months the use would expire.

Joseph Crown of 5320 E. Pine in Fresno stepped to the podium and stated he is in support of this item since it helps him move forward with his project and makes it easier for development down the road and doesn't stop the property owner from farming.

Commissioner Norton moved to approve Motion 1. Seconded by Commissioner Tyler, the motion carried unanimously.

**7. CUP 2018-11 MOD – Praxair Amendment**

A noticed public hearing to consider an amendment to Conditional Use Permit 2018-11 to allow for changes to conditions of approval relative to pavement of the parking field and alleyway located on the southwest corner of the intersection of West Olive Avenue in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 012-053-016). This project has been determined to be categorically exempt under California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities).

Acting Planning Manager, Christopher Boyle presented the item.

The Applicant, Shane White of Praxair at 112 W. Olive Ave. in Madera stepped to the podium. Mr. White said stated he agrees with the conditions.

Commissioner Hutchings moved to approve Motion 1. Seconded by Commissioner Broadhead, the motion carried unanimously.

**8. GPA 2018-04 – Local Hazard Mitigation Plan Adoption**

A noticed public hearing to consider adoption of a resolution recommending to the City Council of the City of Madera approval of a General Plan amendment incorporating by reference the Madera County Local Hazard Mitigation Plan into the Health and Safety Element of the General Plan. This project is consistent with the Environmental Impact Report prepared in support of the 2009 General Plan.

Christopher Boyle, Acting Planning Manager presented the item.

Commissioner Hutchings asked about time constraints. He didn't get to look at it and would like to review it before recommending it to City Council.

Mr. Boyle said he is not aware of any time constraints but for the City to qualify for FEMA funding the Local Hazard Mitigation Plan must be completed. Chowchilla has completed it and the County has also put it on the Agenda for final action.

Commissioner Tyler moved to approve Motion 1. Seconded by Commissioner Norton, the motion carried with one abstention by Commissioner Hutchings.

**9. CUP 2008-07 – Singh/7-11 Use Permit Revocation**

A public hearing to consider an appeal to Condition Nos. 13-19 of Site Plan Review 2018-20 which allows for the construction of three (3) solar carports on property located at the northeast corner of the intersection of Yeager Drive and Airport Drive (3105 Airport Drive) in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 013-010-014). This project has been determined to be categorically exempt under California Environmental Quality Act (CEQA) guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies).

The item was presented by Christopher Boyle, Planning Manager.

Commissioner Norton moved to approve Motion 1. Seconded by Commissioner Broadhead the motion carried unanimously.

**ADMINISTRATIVE REPORTS:**

Mr. Merchen commented about a Madera Marketplace issue that is going on. The party was notified that the Planning Commission does not have a period where they can come speak about prior projects. City Council does.

Commissioner Gran asked about general complaints during public comment and who determines if it gets put on the Agenda.

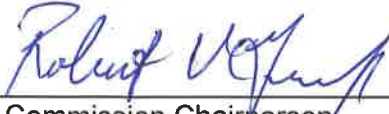
Mr. Richardson said you cannot take any action on something that is not on the Agenda. After the meeting if staff decides it's something that could have action taken. Staff would put it on the Agenda.

Mr. Boyle noted the public hearing for the Zoning Ordinance Update will be November 13, 2018.

**COMMISSIONER REPORTS:** None

**ADJOURNMENT:**

The meeting adjourned at 7:20 pm



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Planning Commission Chairperson



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Brandi Garcia, Recording Secretary