

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
November 13, 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 Israel Cortes (Vice Chairperson)
Commissioner Kenneth Hutchings
Commissioner Richard Broadhead

ABSENT: Commissioner Pamela Tyler
Commissioner Bruce Norton

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: September 11, 2018 and October 9, 2018

Commissioner Hutchings moved to approve the minutes of September 11, 2018 and October 9, 2018. Seconded by Commissioner Broadhead the motion carried unanimously.

CONSENT ITEMS: None

PUBLIC HEARING ITEMS:

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

A continued 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.

Acting Planning Manager, Christopher Boyle presented the item.

Commissioner Hutchings asked about the intersecting streets and putting in a cut corner for visibility reasons.

Mr. Boyle said there has been dialogue regarding ways to cut traffic in the subdivision.

Keith Helmuth, City Engineer said that will show up on the final map. Certain details like CalTrans, etc. will affect where those cut offs go.

Commissioner Hutchings asked about Condition #26 and the reference to a driveway on West Cleveland Ave.

Mr. Helmuth said it references the street approach which may have been mis referenced as a driveway.

Commissioner Hutchings confirmed it should be Rancho Santa Fe Avenue.

The Applicant, Rick Telegan of 2206 E. Muncie Ave. in Fresno stepped to the podium. He is the owner of BP Investors and property owner of this project.

Commissioner Gran noted that #26 will be clarified.

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

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

Commissioner Hutchings moved to approve Motion 1c with the change to #26. Seconded by Commissioner Cortes, the motion carried unanimously.

2. PPL 2018-05 – Aspire at Riverbend

A noticed public hearing to consider a precise plan to construct single-family homes on 54 lots within Phase 1 of the Melanie Meadows subdivision located approximately 1,700 feet west of the intersection of North Westberry Boulevard and Fairfield Way in the PD-8000 (Planned Development) Zone District with an LD (Low Density) General Plan land use designation (APN: 006-380-010). An initial study and Negative Declaration were adopted by the Planning Commission in June of 2005.

Christopher Boyle, Acting Planning Manager presented the item.

Commissioner Hutchings asked about the subdivision to the east. The subdivision looks abandoned and he wanted to know the legal status.

Mr. Boyle said that is the former last phase of Home Ranch. It was originally proposed as a single phase, then a dual phase. The two existing homes were not built with building permits and the last dialogue is that those homes will be torn down. K. Hovanian has arranged for easements across the Home Ranch subdivision. Staff would encourage the property owner of the Home Ranch subdivision to move forward. It's difficult to retain the two homes there since there has been no inspections from day one.

The Applicant, Ed Griffith of K. Hovanian Homes at 3721 Douglas Blvd., Ste. 150 in Roseville, Ca. stepped to the podium. He is in agreement and they are ready to get started.

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

3. CUP 2015-33 MOD and SPR 2015-38 MOD – Maranatha Building Addition

A noticed public hearing to consider an amendment to a conditional use permit and site plan review to allow for an addition to an existing restaurant and alterations to a previously approved outdoor dining area located on the northwest corner of the intersection of West 11th Street and South Gateway Drive in the I (Industrial) Zone District with a C (Commercial) General Plan land use designation (APN: 011-072-012). A categorical exemption under California Environmental Quality Act (CEQA) guidelines, Section 15303 (New Construction or Conversion of Small Structures) will be considered.

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

The Applicant, Brenda Barrera of 636 St. Michelle Dr. stepped to the podium. She is the daughter of the owner of Maranatha. She has reviewed all the conditions and is in agreement.

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

4. CUP 2018-21 – Xtreme Dance Fitness

A noticed public hearing to consider a conditional use permit to allow for a dance studio in an existing tenant suite within the Howard Plaza Shopping center south of the intersection of Fairview Avenue and Howard Road (1516 Howard Road) in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation (009-170-012). A categorical exemption under California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities) will be considered.

Jesus Orozco, Assistant Planner, presented the item.

The Applicant, Antonia of 1516 Howard Rd. stepped to the podium. She has reviewed all the conditions and is in agreement.

Commissioner Gran asked about the loud music and how she plans on handling it.

She said she will keep the volume lower to not disturb the neighbors.

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

5. OTA 2018-01 – Zoning Ordinance Update

A noticed public hearing to consider an ordinance text amendment to update Title X, Chapter 3: Zoning of the Madera Municipal Code to provide for consistency with the General Plan. An environmental impact report for the General Plan was adopted by the Planning Commission in October of 2009 that anticipated an update to the zoning ordinance.

Christopher Boyle, Acting Planning Manager presented the item.

Mr. Sheikh's email was distributed to the Commission for review of his concerns about sections being left 'open' for future use.

Commissioner Hutchings said he has seen 'this section intentionally left blank' used before and wondered if that would be a better choice.

Brent Richardson, City Attorney said that is an option. However, using 'open' doesn't mean the code is incomplete.

Commissioner Gran noted that adding items in the future will have to go to the Commission for approval.

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

NON-PUBLIC HEARING ITEMS:

1. SPR 2018-20 – Mosquito Abatement Appeal

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). A categorical exemption under California Environmental Quality Act (CEQA) guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies) will be considered.

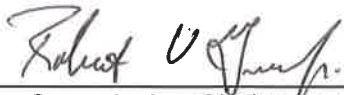
This item was pulled due to an agreement being reached between the applicants counsel and the City.

ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS: None

ADJOURNMENT:

The meeting adjourned at 7:16 pm



Planning Commission Chairperson



Brandi Garcia, Recording Secretary