

**CITY OF MADERA PLANNING COMMISSION  
REGULAR MEETING  
February 12, 2019**

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

**ROLL CALL**

**PRESENT:** Commissioner Robert Gran, Jr. (Chairperson)  
Commissioner Israel Cortes (Vice Chairperson)  
Commissioner Ramon Lopez-Maciel  
Commissioner Alex Salazar  
Commissioner Richard Broadhead  
Commissioner Ryan Cerioni

**ABSENT:** Commissioner Pamela Tyler

**STAFF:** Dave Merchen, Community Development Director  
Robert Holt, Assistant Planner  
Keith Helmuth, City Engineer  
Christopher Boyle, Acting Planning Manager  
Jesus Orozco, Assistant Planner  
Mary Turner, City Attorney  
Brandi Garcia, Recording Secretary

**PLEDGE:** Chairperson Robert Gran, Jr. led the Pledge of Allegiance.

**PUBLIC COMMENT:** None

**MINUTES:** None

**NON-PUBLIC HEARING ITEMS:**

**NP-1. Election of Chairperson and Vice-Chairperson for 2019**

Commissioner Broadhead moved to keep Commissioner Robert Gran, Jr. as Chairperson and Commissioner Israel Cortes as Vice Chairperson, seconded by Commissioner Salazar. The motion carried unanimously.

**CONSENT ITEMS:** None

**PUBLIC HEARING ITEMS:**

**1. TSM 2018-05 & PPL 2019-01 – Joseph Crown Subdivision**

A noticed public hearing to consider a tentative subdivision map that will subdivide two properties into 87 lots located in the PD-6000 (Planned Development) zone district with a LD (Low Density) general plan land use designation. A precise plan will accompany the subdivision map for the development of single-family homes on the proposed 87 lots (APN: 034-070-011). A Negative Declaration for the project was certified by the Planning Commission of the City of Madera on October 9, 2018.

Robert Holt presented the item.

Chairperson Gran, Jr. asked about the implications of the amended condition requiring a recorded deed restriction for the right to farm.

Mr. Boyle responded that the ordinance provides specifics that a deed restriction be recorded of any property within 300 feet of the City limits that a right to farm will not be a nuisance to the subdivision.

Vice Chairperson Cortes asked about the removal of a bike lane.

Mr. Holt responded that in relation to traffic concerns, if Gary Lane were developed as a collector street in today's standards, the removal of the bike lane would be necessary to allow for four lanes.

Commissioner Cerioni asked if the Almond Avenue extension will provide for one- or two-way traffic.

Mr. Helmuth responded that Almond Avenue will provide for two-lane traffic.

Commissioner Lopez-Maciel asked if the remainder will keep access onto Stadium Road.

Mr. Holt responded that access will only be provided to the remainder within the interior streets of the subdivision.

Commissioner Salazar asked about the standards for the development of the park area.

Mr. Boyle responded that plans are reviewed and approved by the City Engineer and Parks Manager.

Jose Lemus, 3034 Tuya Lane, Clovis, CA 93619 approached the podium and agrees with the conditions of approval.

Commissioner Broadhead moved to approve Motion 1a, seconded by Vice Chairperson Cortes. The motion carried unanimously.

Vice Chairperson Cortes moved to approve Motion 1b, seconded by Commissioner Broadhead. The motion carried unanimously.

## **2. REZ 2018-08 & TSM 2018-07 – Ellis and D Street Pre-zone and Subdivision**

A noticed public hearing to consider an application for the pre-zoning of two properties into the PD-6000 (Planned Development) zone district and subdivision of the two properties into 61 lots located at the southwest corner of the intersection of Ellis Street and North D Street with a LD (Low Density) general plan land use designation (APNs: 038-070-012, 038-082-001). A Negative Declaration will also be considered by the Planning Commission

Robert Holt presented the item.

Christian Gonzalez, 1234 O Street, Fresno, CA 93721, project engineer, approached the podium and agrees with the conditions.

Commissioner Lopez-Maciel moved to approve Motion 1a, seconded by Commissioner Salazar. The motion carried unanimously.

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

Commissioner Cerioni moved to approved Motion 1c, seconded by Vice Chairperson Cortes. The motion carried unanimously.

**3. CUP 2018-22, 23 & SPR 2018-37 – Starbucks Drive-Thru and Outdoor Patio**

A noticed public hearing to consider a conditional use permit and site plan review to allow for the construction of a multi-tenant commercial building with a Starbucks drive-thru and outdoor patio located in the Bethard Square shopping center located on the northwest of the intersection of South I Street and West Olive Avenue in the C1 (Light Commercial) Zone District with a C (Commercial) general plan land use designation (APN: 010-202-018). The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15332 (In-Fill Development Projects).

Jesus Orozco presented the item.

Commissioner Cerioni asked if the neighboring tenants have been made aware of the proposed Starbucks.

Mr. Orozco responded that the surrounding owners have been noticed.

Commissioner Cerioni asked about the current parking impacts of the Starbucks.

Mr. Orozco responded that there is sufficient parking to serve the new uses.

Commissioner Broadhead expressed his concern over the additional traffic with the approved Self Help apartment complex from the previous hearing.

**4. CUP 2019-01 & SPR 2019-02 – Roley's Detailing**

A noticed public hearing to consider a conditional use permit and site plan review to allow for the establishment of an auto detail and repair shop located at the southwest corner of the intersection of North Gateway Drive and Roberts Avenue in the C2 (Heavy Commercial) zone district with a C (Commercial) general plan land use designation (APN: 006-053-001). The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities).

Robert Holt presented the item.

Minutes could not be provided for this item due to a technical error.

The item was approved, and the motion carried unanimously.

**5. CUP 2019-03 & SPR 2019-05 – FTS Enterprises Inc.**

A noticed public hearing to consider a conditional use permit to allow for an automotive parts manufacturing, assembly and installation use with outdoor display activities, and a site plan review to allow for the construction of a 101,000 square foot manufacturing and warehousing building and a 10,000 square foot accessory building to be located southeast of the intersection of Condor Drive and Aviation Drive in the C2 (Heavy Commercial) Zone District with a C (Commercial) general plan land use designation (APN: 013-050-006). A Negative Declaration will also be considered by the Planning Commission

Christopher Boyle requested a continuance of the item to a special Planning Commission hearing on February 19, 2019.

Minutes could not be provided for this item due to a technical error.

The motion to continue the item was approved unanimously.

**6. Development Agreement Annual Review – Madera Town Center**

An annual review of the development agreement approved in conjunction with the Madera Town Center project (Ordinance 821) for the period running through August 1, 2018. This annual review has been scheduled pursuant to Section 10-3.1715 of the Madera Municipal Code, which required that the Planning Commission determine whether the principal party to the agreement, Zelman Retail Partners, has complied in good faith with the terms of the development agreement (APN: 013-240-001).

Christopher Boyle presented the item.

Minutes could not be provided for this item due to a technical error.

The item was approved, and the motion carried unanimously.

**7. Development Agreement Annual Review – Madera Travel Center**

An annual development agreement approved in conjunction with the Madera Travel Center project (Ordinance 938) for the period running through December 21, 2018. This annual review has been scheduled pursuant to Section 10-3.1715 of the Madera Municipal Code, which required that the Planning Commission determine whether the principal party to the agreement, Love's Travel Center, has complied in good faith with the terms of the development agreement (APNs: 013-240-004, 005, 006 & 007).

Christopher Boyle presented the item.

Minutes could not be provided for this item due to a technical error.

The item was approved, and the motion carried unanimously.

**ADMINISTRATIVE REPORTS:** None

**COMMISSIONER REPORTS:** None

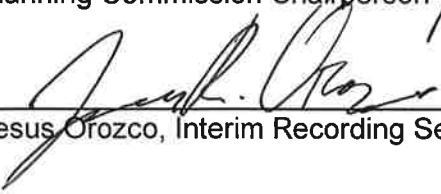
**ADJOURNMENT:**

The meeting adjourned at 6:47 pm



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Planning Commission Chairperson



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Jesus Orozco, Interim Recording Secretary