

**CITY OF MADERA PLANNING COMMISSION  
SPECIAL MEETING  
February 19, 2019**

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

**ROLL CALL**

**PRESENT:** Commissioner Israel Cortes (Vice Chairperson)  
Commissioner Richard Broadhead  
Commissioner Ryan Cerioni  
Commissioner Ramon Lopez-Maciel  
Commissioner Alex Salazar  
Commissioner Pamela Tyler

**ABSENT:** Commissioner Robert Gran, Jr. (Chairperson)

**STAFF:** Dave Merchen, Community Development Director  
Christopher Boyle, Acting Planning Manager  
Keith Helmuth, City Engineer  
Jose Sandoval, Assistant Engineer  
Christopher Boyle, Acting Planning Manager  
Jesus Orozco, Assistant Planner/Interim Recording Secretary

**PLEDGE:** Vice Chairperson Israel Cortes led the Pledge of Allegiance.

**PUBLIC COMMENT:** None

**MINUTES:** None

**NON-PUBLIC HEARING ITEMS:** None

**CONSENT ITEMS:** None

**PUBLIC HEARING ITEMS:**

**1. 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 two 20,000 square foot light industrial/manufacturing building 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 presented the item.

Commissioner Lopez-Maciel asked if the construction of roads adjacent to the project site is typically required of developers.

Mr. Boyle responded that the construction of roads abutting the project site is a component of the project. Mr. Boyle advised that Aviation Drive will not be constructed because all of the right-of-way is on adjacent land not on the project site.

Commissioner Lopez-Maciel asked who will pay for the construction of Aviation Drive.

Mr. Boyle said for this project, the road will be constructed as part of a capital improvement project in the future.

Commissioner Lopez-Maciel asked that if there is any alternative to the requirement for stacking product no higher than seven feet and the issues with policing that.

Mr. Boyle responded that the Code Enforcement Division would police those issues if complaints arose.

Commissioner Salazar asked if theft would be an issue on this site in response to the outdoor storage of materials.

Mr. Boyle responded that outdoor storage visibility on the site would be minimal with the construction of a masonry block wall which should result in minimal theft.

Commissioner Cerioni asked if the employees of their current operations would be moving to this location or if there will be a hiring process for new employees.

Joseph Bertao, 6529 W. Wrenwood Lane, Fresno, CA 93723, approached the podium and responded that the majority will be new employees and not coming from their current operation in Fresno, CA.

Commissioner Lopez-Maciel expressed concern that too many concessions are being made that may set a precedent for future applicants and if the applicant could realign the driveway.

Mr. Bertao responded that it could not happen because the realignment of the driveway would enter vehicles into the manufacturing area instead of towards the entrance of the building.

Commissioner Salazar asked if vehicles, such as tractors, were going to be left outside overnight.

Mr. Bertao responded that no vehicles are going to be stored outside overnight.

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

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

**ADMINISTRATIVE REPORTS:** None

**COMMISSIONER REPORTS:** None

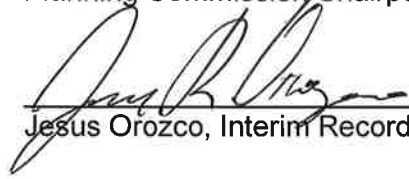
**ADJOURNMENT:**

The meeting adjourned at 6:41 pm



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Planning Commission Chairperson



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Jesus Orozco, Interim Recording Secretary