

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

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

**ROLL CALL**

**PRESENT:** Commissioner Robert Gran, Jr. (Chairperson)  
Commissioner Israel Cortes (Vice Chairperson)  
Commissioner Richard Broadhead  
Commissioner Ryan Cerioni (Arrived at 6:03 p.m.)  
Commissioner Ramon Lopez-Maciel  
Commissioner Alex Salazar

**ABSENT:** Commissioner Pamela Tyler

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

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

**PUBLIC COMMENT:** None

**MINUTES:** None

**NON-PUBLIC HEARING ITEMS:** None

**CONSENT ITEMS:** None

**PUBLIC HEARING ITEMS:**

**1. PPL 2019-01 – Crown Stadium Precise Plan**

A continued public hearing to consider an application for a precise plan for the development of 87 single-family residential lots within the Joseph Crown Subdivision located on the southwest corner of the intersection of West Almond Avenue and Stadium Road in the PD-6000 (Planned Development) Zone District and the LD (Low Density) General Plan land use designation (APN: 034-070-011). A Negative Declaration for the project was adopted by the Planning Commission on October 9, 2018.

Robert Holt presented the item.

Chairperson Gran, Jr. asked for confirmation of density and parkland requirements, and street names that were approved as part of the previous application for the subdivision map.

Mr. Holt responded that the density and parkland requirements, and street names were approved as part of the previous application for the subdivision map.

Chairperson Gran, Jr. asked for confirmation of staggered setbacks of homes amongst the lots in the subdivision and that landscaping would be specific to in front of the homes.

Mr. Holt responded that there will be staggered setbacks of home amongst the lots in the subdivision, consistent with the conditions of approval and that landscaping will be specific to the front of homes.

Commissioner Salazar asked about requirements regarding drought-tolerant landscaping.

Mr. Holt addressed the State's requirements for drought-tolerant landscaping.

Chairperson Gran, Jr. clarified specifics to limited lawn and drought-tolerant trees on the approved list with a requirement for a licensed landscape architect to draw the plans.

Mr. Boyle added that the major concern of the State's ordinance is concerned with water consumption and that City staff is concerned with attractive designs.

Commissioner Salazar asked if there is a guide for specifics to what is in the design of the landscape plan.

Mr. Boyle responded with the recommendation for hiring a licensed landscape architect to provide the designs for plans.

Commissioner Lopez-Maciel asked about if it is the City's ordinance to require a landscape architect.

Mr. Holt responded that it is the State's ordinance that the City applies, although there are some instances where a licensed landscape architect is always required.

Mr. Ubaldo Garcia of 156 Asilomar Drive, Madera, CA 93637, the representative for the applicant, Joseph Crown, approached the podium.

Chairperson Gran, Jr. asked if the applicant is in agreement with the conditions of approval.

Mr. Garcia replies with an agreement that they are in agreement with the conditions of approval.

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

## **2. TSM 2019-01 and PPL 2019-02 – Crown Chateau Subdivision and Precise Plan**

A noticed public hearing to consider an application for a tentative subdivision map and precise plan for the development of a 28-lot single-family residential subdivision on approximately five acres located east of Stadium Road, approximately 100 feet south of the intersection of St. Michelle Drive and Stadium Road in the PD-6000 (Planned Development) Zone District and the C (Commercial) General Plan land use designation

(APN: 012-422-037). A Negative Declaration will also be considered by the Planning Commission.

Robert Holt presented the item.

Chairperson Gran, Jr. wanted Mr. Helmuth to confirm the removal of Condition No. 24.

Mr. Helmuth responded with confirmation of the removal of Condition No. 24.

Commissioner Lopez-Maciel asked for confirmation of the demolition of the existing house on the property.

Mr. Holt responded with confirmation to the question.

Commissioner Salazar asked about the requirements for the demolition of the existing house.

Mr. Holt responded that the applicant would need to comply with the requirements of the San Joaquin Valley Pollution Control District (SJVPCD).

Jose Lemus, Landdesign Consulting, the applicant, approached the podium and states that he is in agreement with the amended conditions approval. Mr. Lemus also confirmed the existing house was built in the 1960's and they are in compliance with the SJVPCD's requirements for the demolition of the house.

Commissioner Salazar asked Mr. Lemus how the transition of the lots will work.

Mr. Lemus responded that larger lots will be located on the east side moving smaller towards the middle of the subdivision.

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

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

**3. CUP 2018-24 through 29 and SPR 2018-39 – Yosemite Commercial Plaza**

A noticed public hearing to consider an application for six conditional use permits and a site plan review to allow for the construction of a retail shopping center with five building pads encompassing approximately 26,000 square feet, including three drive-thru uses and three outdoor dining patio areas located on the southwest corner of the intersection of East Yosemite Avenue and Elm Street in the C1 (Light Commercial) Zone District and the C (Commercial) General Plan land use designation (Multiple APNs). A Negative Declaration will be considered by the Planning Commission.

Christopher Boyle requested a continuance of the item to allow additional collaboration between staff and the applicant.

Commissioner Broadhead moved to approve Motion 2, seconded by Commissioner Salazar. The motion carried unanimously.

**4. CUP 2019-05 and SPR 2019-09 – Cachanilla Grill Alcohol Sales**

A noticed public hearing to consider an application for a conditional use permit and site plan review to allow for the sale of beer and wine for on-site consumption in conjunction with the establishment of a new restaurant to be located approximately 100 feet south of the intersection of Madera Avenue and West Olive Avenue (300 Madera Avenue), in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 012-053-024). This 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.

Commissioner Lopez-Maciel asked if the parking requirements allow for 45 throughout the entire day or at one single time.

Mr. Holt responded that the parking requirements for a restaurant apply at one single time.

Chairperson Gran, Jr. asked if the building will be remodeled to be consistent with the proposed elevations, including the roof sign.

Mr. Holt responded that the roof sign would need to be removed because the sign ordinance prohibits all roof signs.

Commissioner Broadhead asked if the circulation is one way from Lewis Street and exiting into the alley.

Mr. Holt responded with confirmation to the question.

Commissioner Salazar asked if there would be a breakup between the property to the north of the project property or if they would stay open.

Mr. Holt responded that the northern property has provided wooden blocks with an opening for vehicles in response to vehicles cutting through both properties at higher speeds.

Commissioner Salazar asked if the alleyway adjacent west of the property would direct cars only south or north and south.

Mr. Boyle responded that the alley has a large enough width to allow vehicles to travel north and south in the alley.

Danny Fernandez, Gary Rogers Architecture, the representative for the applicant approached the podium.

Chairperson Gran, Jr. asked Mr. Fernandez if the applicant is in agreement with the conditions of approval.

Mr. Fernandez responded that they are in agreement with the conditions of approval.

Khalid Chaudhry, 450 Madera Avenue, approached the podium and asked for a request to investigate the issue of requiring a three-foot block wall instead of a three-foot landscape hedge for future projects. Mr. Chaudhry also stated he is for the project.

Commissioner Salazar asked if there is currently a driveway on Madera Avenue.

Mr. Holt responded that there is no driveway current or proposed on Madera Avenue and clarified that along the property line of Madera Avenue is a 30-inch decorative wrought iron fence.

Commissioner Cerioni motioned moved to approve Motion 1, seconded by Commissioner Salazar. The motion carried unanimously.

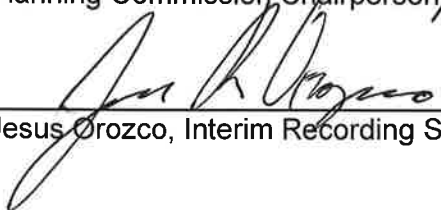
**ADMINISTRATIVE REPORTS:** None

**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