

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
May 14, 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 Pamela Tyler
Commissioner Alex Salazar

ABSENT: None

STAFF: Christopher Boyle, Acting Planning Manager
Keith Helmuth, City Engineer
Robert Holt, Assistant Planner
Jesus Orozco, Assistant Planner/Interim Recording Secretary

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

PUBLIC COMMENT:

Joshua Bruff approached the podium. Mr. Bruff asked the Commission for any help of \$6,000.00 to cover the remaining fee for a fire sprinkler system in conjunction with the establishment of a father and sons program to be located at 322 West 6th Street.

Chairperson Gran, Jr. responded that because this issue is not a formal matter of the public hearing, the Commission cannot express any opinions on the request. Chairperson Gran, Jr. added that the issue can be directed to City staff.

MINUTES: April 9, 2019.

Commissioner Tyler moved to approve the minutes for April 9, 2019, seconded by Commissioner Salazar. The motion carried unanimously.

NON-PUBLIC HEARING ITEMS: None

CONSENT ITEMS: None

PUBLIC HEARING ITEMS:

1. **CUP 2018-24 through 29 & SPR 2018-39 – Yosemite Commercial Plaza**
A continued 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 Mitigated Negative Declaration will be considered by the Planning Commission.

Jesus Orozco presented the item.

Chairperson Gran, Jr. asked if the issues regarding the Redevelopment Agency have been resolved.

Mr. Orozco responded that there was a dispositional development agreement associated with the project that is required to be approved by the State Department of Finance and that the agreement is being resolved.

Chairperson Gran, Jr. expressed concern of the location of the outdoor seating for the Starbucks pad adjacent to the exit of the drive-thru lane.

Mr. Orozco responded that conditions of approval are included that require wrought iron fencing to provide separation from vehicles and seated customers.

Commissioner Lopez-Maciel asked if the storm drain pipe will be installed during Phase I or Phase II of the project or if there is a condition regarding which phase it will be installed within.

Mr. Helmuth responded that the conditions do not specify which phase it will be installed within, but the condition specifies that the Redevelopment Agency is working towards the pipe to be installed within an easement that will be granted by the developer.

Commissioner Lopez-Maciel asked if the pipe will be installed underneath any of the proposed buildings.

Mr. Helmuth responded that it will not be located under any buildings or impact any buildings and will be within an easement that is directed around the buildings.

Commissioner Broadhead asked if the change from four lanes to two lanes on East Yosemite Avenue will affect the project and if land will be removed from the project site as a result.

Mr. Helmuth responded that there has been debate on the amount of land that will be dedicated between staff and Caltrans. Mr. Helmuth added that there is hope that the existing curb and gutter can remain, but nothing can be said if two feet or up to ten feet will be dedicated.

Patrick O'Neil, 2400 Del Paso Road, Suite 140, Sacramento, CA 95834, representative for the project approached the podium and is in agreement with the conditions of approval. Mr. O'Neil added that the left-in turn movement will be removed and the turn pocket on Elm Street will be shifted slightly.

Muhammed Latif, 2671 Marie Drive, Madera, CA 93637, owner of the property approached the podium. Mr. Latif expressed gratitude for the project and its positive impact on the downtown area and community as a whole.

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

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

2. VAR 2019-01 – Dunkin’ Donuts Sign Variance

A noticed public hearing to consider a variance from the sign ordinance of the Madera Municipal Code to allow for an additional 17 square feet of on-building signage where 563 square feet are currently allowed on the Walmart building located approximately 700 feet east of the intersection of West Cleveland Avenue and North Schnoor Avenue (APN: 013-160-014).

Robert Holt presented the item.

Christina Hall, 7411 West Sunnyview Avenue, Visalia, CA 93291, representative for the project approached the podium and is in agreement with the conditions of approval.

Bill Rowan, 1531 River Oak Way, Roseville, CA 95747, approached the podium. Mr. Rowan added that this business is own by franchisees and not corporate, with the owner earning half of the amount of sales without the sign that can be included as a hardship to the project.

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

3. CUP 2019-06 & SPR 2019-15 – TranPak

A noticed public hearing to consider a conditional use permit and site plan review to allow for the construction of an approximately 65,000 square foot industrial warehouse and outdoor storage in conjunction with the establishment of a plastic pallet manufacturing and distribution business located on property in the Freedom Industrial Park on the northeast corner of the intersection of Victory Lane and Pecan Avenue in the I (Industrial) Zone District with an I (Industrial) General Plan land use designation (APNs: 009-331-010 and 011).

Robert Holt presented the item.

Chairperson Gran, Jr. asked how the ten-foot area with slanted lines north of the building will be maintained and how it will be marked.

Mr. Holt responded that it will have compacted gravel and comply with the requirements of the Fire Marshal.

Mr. Boyle added that the space will be required to be kept clear per the requirements of the Fire Marshal.

Chairperson Gran, Jr. asked if there will be signs indicating the fire lane.

Mr. Holt responded that staff and the applicant have been in communication with the Fire Marshal for all requirements of the fire lane.

Commissioner Broadhead expressed concern for additional traffic, specifically larger trucks, that might negatively affect the school traffic across the street.

Chairperson Gran, Jr. responded that truck drivers typically avoid open school hours when delivering materials.

Mr. Holt added that traffic concerns were addressed as a component of the parcel map that was completed for the Freedom Industrial Park.

Jeremy Fredericks, 1841 Howard Road, Madera, CA 93637, representative for the project approached the podium and is in agreement with the conditions of approval.

Christian Euland, 2860 West Athens, Fresno, CA 93711, owner of the business approached the podium and is in agreement with the conditions of approval.

Chairperson Gran, Jr. asked if there is any odor in conjunction with the operations.

Mr. Euland responded that there is an odor that will not reach outside of the building.

Commissioner Cerioni asked if all employees will be brought along with this project.

Mr. Euland responded that the business anticipates the loss of 10-15 employees at opening but will advertise within the City to fill positions for any lost employees.

Bobby Kahn, 2425 West Cleveland Avenue, Suite 101, Madera, CA 93637, Executive Director of the Economic Development Commission approached the podium. Mr. Kahn added that upon a tour of the business' current plant in Fresno did not experience any outside odors from the business.

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

Commissioner Cerioni moved to approve Motion 1b, seconded by Commissioner Salazar. The motion approved unanimously.

WORKSHOPS:

2009 General Plan – Part 1

Mr. Boyle presented the item

ADMINISTRATIVE REPORTS: None

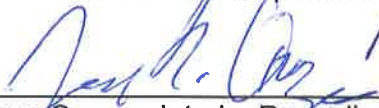
COMMISSIONER REPORTS: None

ADJOURNMENT:

The meeting adjourned at 7:02 pm



Planning Commission Chairperson



Jesus Orozco, Interim Recording Secretary