

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
September 10, 2019**

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 Richard Broadhead
Commissioner Ryan Cerioni
Commissioner Ramon Lopez-Maciel
Commissioner Pamela Tyler
Commissioner Alex Salazar

ABSENT: Commissioner Israel Cortes (Vice Chairperson)

STAFF: Christopher Boyle, Acting Planning Manager
Keith Helmuth, City Engineer
Jose Aguilar, Deputy Engineer
Jesus Orozco, Assistant Planner
Brandi Garcia, Recording Secretary

PLEDGE:

Chairperson Gran led the Pledge of Allegiance.

Commissioner Gran noted there was a late distribution for the environmental study regarding item #3 and copies are available in the back of the room.

PUBLIC COMMENT: None

MINUTES: None

CONSENT ITEMS: None

PUBLIC HEARING ITEMS:

1. **REZ 2019-02, GPA 2019-01 & PPL 2019-03 – River Sand Park Multifamily Complex**
A continued noticed public hearing to consider a General Plan amendment, rezone and precise plan on approximately seven acres of land located at the southwest corner of the intersection of Westberry Boulevard and Fairfield Way to allow for the construction of a 93-unit multifamily residential apartment complex. The General Plan amendment requests a change from the LD (Low Density) to the MD (Medium Density) General Plan land use designation. The rezone requests a change from the R1 (Low Density) to the PD-3000 (Planned

Development) Zone District. The precise plan would memorialize the development standards applicable to the multifamily residential project (APN: 006-380-026). A Negative Declaration will be considered by the Planning Commission.

This item was withdrawn by the applicant.

2. CUP 2019-09, 10 & SPR 2019-17 – Valero

A noticed public hearing to consider two conditional use permits and one site plan review to allow for the sale of beer, wine and tobacco for off-site consumption in conjunction with the development of a Valero gas station and convenience store located on the northeast corner of the intersection of South Gateway Drive and East Almond Avenue in the CH (Highway Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 012-390-023). A Mitigated Negative Declaration will be considered by the Planning Commission.

This project was canceled by the applicant.

Mr. Boyle noted this item was in the packet as a continuance request. However, in the end the applicant submitted an email requesting to cancel the use permit and site plan review. No action is required by the Planning Commission. There is, however, a new applicant that has expressed interest in developing the project.

3. GPA 2019-02 & REZ 2019-03 – Madera County District Attorney Offices

A noticed public hearing to consider a General Plan Amendment and Rezone for six parcels encompassing approximately 1.5 acres located on the southwest corner of the intersection of West 7th Street and South G Street to provide for the development of new offices for the Madera County District Attorney and Adult Probation Department. The General Plan Amendment requests a change from the HD (High Density) to the P&SP (Public and Semi-Public) General Plan land use designation. The Rezone requests a change from the R3 (High Density) to the PF (Public Facilities) Zone District. (APNs: 010-162-001, 002, and 009-012). A Negative Declaration will be considered by the Planning Commission.

Christopher Boyle, Acting Planning manager presented this item.

Commissioner Gran asked why the staff reports were so drastically different than what was just given.

Mr. Boyle said that is due to the omission of the Environmental Determination. There's a dialogue in the report that speaks to the Environmental Determination, but the Initial Study and Negative Declaration were omitted from the paper document.

Jorge Mendoza of 2113 National Ave. in Madera stepped to the podium. He is the Capital Projects Manager from Madera County stepped to the podium and stated he agrees with all conditions.

Commissioner Cortes moved to approve Motion 1a as stated in the presentation. Seconded by Commissioner Broadhead the motion carried unanimously.

Commissioner Tyler moved to approve Motion 1b as stated in the presentation. Commissioner Salazar seconded the motion and it carried unanimously.

4. CUP 2019-12 & SPR 2019-19 – Caliber Collision

A noticed public hearing to consider a conditional use permit and site plan review to allow for the development of an approximately 9,825 square foot pre-manufactured building as an expansion to the existing Caliber Collision business on property located on the southeast corner of the intersection of West 8th Street and South G Street in the C1 (Light Commercial) Zone District and the C (Commercial) General Plan land use designation (APN: 010-193-010). 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, Assistant Planner presented the item.

Mr. Boyle noted there has been significant dialogue regarding General Plan conformance and this site provides that. The issue here, is the structure which does not provide General Plan conformance. It's an all metal building in a Commercial Zone District.

Mark Knox of 561 E. Chesapeake Cir. In Fresno stepped to the podium along with Christopher Mc Comb of 7066 E. Robinson in Fresno. Mr. Knox is the property owner and Mr. Mc Comb is a representative of Caliber Collision. Mr. Knox said they came in with one design and were told to bring their A game. Not this is what you can do, and this is what we can do here. It was left to them to go back and redesign it. So, they did and submitted that. Once they submitted, they had another meeting and that was the only meeting they've had with Planning Staff and they've only had one meeting over that one. It's not like they're saying, look if you can do this here and that there then we can stand behind you. Instead it's you must bring your A game, and this belongs more in an Industrial Park. He wouldn't mind some input from City Planning but there's been none.

If they're going to link themselves to the shop in front, he doesn't think there's any way to do it. It would not be anywhere near compliance. He also wants to note other projects that are in process such as the Napa building. One side has no articulation whatsoever, it's white stucco with a blue on one side. The front elevation has ½ the same and the south side elevation as well. Only about one corner of the building would follow whatever were trying to comply with. The second building is The Tint Shop. The Tint Shop has no pop outs whatsoever,

it's 100% steel. There's no stucco, they are steel sides. The last example is the self-storage which of course is on the 99, the gateway to Madera. It is yards of steel siding, totally exposed to the main street and 99 which is highly visible. He said he has owned this site for 19 years and there has never been curb and gutter. When he bought it there was a four plex there that was torn down and even then, there was never a driveway. They drove on the dirt. He's tried to sell it or lease it out and with no luck because there's no value to it. As far as saying it'll be a frontage, we can all agree, that's not going to happen.

Mr. Knox said project budget does not call for an elaborate design of pop outs and stucco. Starbucks, on Olive, he was surprised to see it's so stark with nothing there. That's what we see from the pedestrian view. You can go to Seattle or wherever and you will see a Starbucks, target, REI and you will see business in all steel buildings. You can even Google it, there's 100's of them. He didn't think we should be stuck on the material. The building is also being noted as pre-engineered. Even the County building is pre-engineered, the new courthouse building is pre-engineered. Most buildings, whether they are stucco on the outside are pre-engineered. He didn't think they were far off from what needed to be done but it would have been nice to have more suggestion, but he didn't think it was so far off that it couldn't happen unless they are just saying no steel buildings. He said he knew it was allowed over here and over there, but they are different, and it's not being allowed.

Mr. Knox said one of the examples is core 10 steel which is designed to rust. A lot of modern architecture uses it. The sample you have is not a good representation of what it will look like. It will fully rust but it's a protective rust. In June, they were told the design was not sufficient. Then they were told they would not make July and now of course they got taken off for August and now, three months later they are not moving at all. He stated he would like to get to a point where they can move on it. He would like to get something going. He doesn't know how long the tenant, or prospective tenant will sit around either.

Commissioner Lopez asked if Mr. Knox lived in the City.

Mr. Knox said no but he was raised here.

Commissioner Lopez said this area is probably a more semi abandoned part of town. He noted were in a time when we need to increase the value of Gateway. It's the gateway to town and what people see. He thinks something similar to what we already have is what's keeping the good businesses from coming. He asked if they would be willing to give other proposals if they were given 30, 60 or more days.

Mr. Knox said he doesn't think anyone is willing to go past 30 days on their end. He also noted that it's not on Gateway, it's on G Street.

Commissioner Cerioni asked the representative from Caliber Collision if he sees an opportunity for growth here in Madera and this will open jobs.

Mr. Mc Comb said yes, the opening of the building will open 12 new employment opportunities. They already have applications for jobs.

Mr. Boyle noted that Caliber already has a shop. It will be an expansion to the existing facility.

Mr. Mc Comb noted that the steel building is easier to cool for the team members. It also creates an average temperature to something that is ambient that they can control the things they do that are chemical based. The steel construction along with the down draft cabins are synonymous with being able to control the temperature wand make for lower humidity and make it easier to do their job. Most of everything they do in California are anything other than steel structures.

Commissioner Broadhead confirmed the steel structure was a necessity for the process.

Mr. Mc Comb said it makes it easier to control the environment. They have a concrete tilt up building in Clovis and the humidity in there makes it very difficult to work. The paint shop must work from 6 am to 3 pm at that location. It manageable but not optimal.

Mark Knox noted the rent values and how they contribute to the building's aesthetics. It's hard to be able to build something that's aesthetically pleasing to everyone that's a showcase building with the rent they are going to get or allowed to get. Sometimes, taking into consideration the location, run down neighborhood. This is a start to revitalizing the neighborhood, look up office buildings and steel buildings. The next office building next door could be a steel building. Almost every one of the schools is done is steel siding. We already have a modern theme down the street with the Federal Courthouse and a concrete parking garage. He said he has a hard time seeing a stucco retail frontage that will mix and match with the surrounding areas.

Mr. Mc Comb said a good example would be their location at Herndon and Milburn. Its right off 99 and it's a steel building, two buildings. It's right next to GB3 and Savemart. It's a gorgeous facility and they have never had anyone complain about how it looks.

Mr. Knox said they are not asking to put an Ag building here, it's totally different.

Commissioner Gran thanked Mr. Knox and Mr. Mc Comb.

Fred Funch (?) of (unable to hear on audio) stepped to the podium. He works for FBFCO, the designing firm for the project. They design buildings for Facebook, Google, Tesla, Apple, etc. We are now in an era of sustainability and green, recyclable products. The coatings on the buildings will last 4 times longer than stucco which becomes broken down and needs to be painted every so many years. If you have ever been to Selland Arena, the entire roof, he worked on that a billion years ago and it's all core 10. They've never had to really do anything to

it. His offering is that maybe the materials need to be rethought. There will be many more projects getting away from the old materials like plaster, stucco, wood framing etc. They are harsher to the environment and don't have the sustainability. There's more cost to keep them up.

Commissioner Gran thanked Mr. Funch and asked if anyone else would like to speak on the project.

Seeing none, the item was returned to the Commission for further processing.

Commissioner Broadhead asked if this would require a change in the Building Code if they were to accept the materials.

Commissioner Gran said not necessarily. They are not trying to change anything but just overriding what staff is saying. With this project we are having a hard time. They are worried about setting a precedent where others will come in and say they want to put a metal building here or there. Not all metal buildings look like metal buildings. He saw the materials and said it looks very nice. He said we have a viable business that is still open and hasn't changed hands. He likes the concept and what he sees. He also sees where staff wants to be careful.

Commissioner Broadhead asked what if it was being done out by the Airport.

Commissioner Gran said it would be a slam dunk. That area is more industrial.

Commissioner Salazar confirmed it was because of the zoning.

Commissioner Lopez said this building is an expansion of a business on Gateway. He said he sees promise in on Gateway and in the area. If they were to approve this today, they have given up and he thinks if they give up it will cost them many businesses in the future. If they can add another twenty to thirty customers, they should be able to rent it for a high enough amount to cover the investment. The engineering they have done is significant but it's not excessive. He said he believes that if they really want the business, they can deny it and in a couple months they will come back with something that's more acceptable to the City.

Commissioner Tyler said it's not on Gateway though.

Commissioner Gran said yes but what he's saying is the initial part of the business is on Gateway,

Mr. Boyle said it's one block away from a multimillion-dollar courthouse which is a tremendous investment. He wanted to note that the applicant opened with noting other businesses, without focusing on the issues with their site. Napa Auto Parts is in an Industrial zone not a Commercial zone and it was approved by the Planning Commission with a Conditional Use Permit. It was also never finalized because it was never constructed as it was required to be and is at risk

of lien right now. So, that is not the completed project that the planning commission ultimately approved. He also noted that when you look at the Highway Commercial standards and the fact that a mini storage is allowed in that district it's not really a fair comparison. When a use is a permitted use and not a conditional use those standards would be in effect. The Master Storage also has a significant amount of articulation. Something this building does not have. There are General Plan policies that ask for an articulated structure and it's not difficult to provide that to a steel building in order to provide consistency with the General Plan. He noted the applicant has done a great job in looking at the site design as far as how the parking lot is laid out, etc. We are not in the business of designing buildings for our clients. Were planners and we relate projects to the general plan and the development standards zone's they are in.? It's troubling to point a finger at other buildings because you have three pointing back at you. The examples given aren't consistent with the site being asked for a determination tonight. It's a transitional part of the City and what you approve now will lead to a future development occurring on surrounding parcels. The Dan Barrows property was a huge investment on a rehabilitation of a property. We would like to continue that policy.

Commissioner Lopez said he thinks that a lot of the Commissioner's may live in a gated community and when they go home it's nice.

Commissioner Cerioni said he does not live in a gated community.

Commissioner Lopez continued saying that the Gateway area is the face our city. This is what represents Madera for everyone else to see so we need to make sure it's with the General Plan.

Commissioner Salazar said he doesn't live in a gated community and he realizes these are the first businesses that are seen when driving up and down Madera, but he also agrees with the applicant that the style of building is transitioning from what is written in the 2025 Vision. He thinks we need to decide if we continue with 2025, he thinks we will continue to lose business if we don't follow suit, because it is already here with the Napa building, the storage place and The Tint Shop. In his mind he sees from Yosemite a very gorgeous shop next to apartment complexes. Coming in from the West side The Tint Shop is another great example of a very nice shop. He thinks even envisioning standing at the intersection of courthouse park and seeing the future district Attorney offices and in the corner of his eye the new Caliber Collision down the street with the Ford building also. He sees some modernization on that corner not transition pieces.

Commissioner Tyler said she agrees. She lives on that side of town and she's like maybe 3-4 blocks east of the building. They do need some buildings to enhance the Gateway coming off 99. She's with Commissioner Salazar that we need to enhance or change. In that area, were going to lose businesses.

Commissioner Cerioni said we are about to lose one.

Commissioner Salazar said that it's not that the Vision 2025 isn't working. It's a living document that has been in existence for a long time. It was a document to lead the City in a direction. It can be changed at any point and we should probably start having that dialogue soon.

Commissioner Cerioni said another thing to look at is what would be a better use for that property?? He has a hard time coming up with one.

Commissioner Lopez said he's not against the steel building, but he is against them thinking that because they did substandard then we will do it too. He doesn't think we will lose them. It's an expansion of a business. If they don't want to come, then another business will come. Maybe not to that place but to another place.

Commissioner Gran said he understands where he's coming from but if that was the case then they should have never allowed the big beautiful concrete parking structure next to the courthouse. It should have been spruced up. There's also a point where it becomes viable and doable and he understands but this building is a big improvement compared to what's there. You can have a stucco pop up too that would not be aesthetically pleasing. The Planning Commission needs to decide.

Commissioner Salazar moved to approve Motion 1. Seconded by Commissioner Cerioni. The motion carried with one opposition by Commissioner Lopez.

5. CUP 2019-08 & SPR 2019-16 – Starbucks at the Crossroads

A noticed public hearing to consider a conditional use permit and site plan review to allow for the development of a Starbucks coffee house with a drive-thru window and outdoor seating area in the Crossroads Shopping Center located at the southwest corner of the intersection of Tozer Street and East Yosemite Avenue in the C1 (Light Commercial) Zone District and the C (Commercial) General Plan land use designation (APN: 008-142-072). The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities).

Christopher Boyle, Acting Planning Manager presented this item.

Commissioner Broadhead mentioned there is people going in and out of the pizza place and then adding this drive thru exit it seems like a lot of traffic. He then asked Mr. Boyle if that seemed overbearing.

Mr. Boyle said that the cars exit the drive thru in a periodic fashion. There are not five cars at once so, there won't be a lot of backup from exiting.

Commissioner Gran said that he believes Caesars is lunch and dinner. He thinks Mr. Boyle brings up a good point. It's timed and Little Caesars is quite a bit of pick up. There is potential around lunch and dinner, but he thinks Starbucks' prime time is mostly in the morning.

Commissioner Broadhead said he's never been able to park right in front of the pizza place the few times he's gone. Now if Starbucks has a sale on Pumpkin flavor or something, you must consider that and there's also the traffic islands. Mr. Boyle said he thinks Staff's main goal is to make sure that cars queuing for the drive thru don't complicate the interior circulation of the parking field. The City Engineer would add that that isn't the case.

Commissioner Gran also noted that he thinks everyone coming out of Starbucks will make a right turn and not go into the Little Caesars area unless they want to get into a traffic jam.

Commissioner Broadhead also mentioned that there are no other businesses in there with Little Caesars.

Commissioner Lopez asked about another Starbucks that was recently approved and are they going to be competing.

Mr. Boyle noted that the other location will not be moving forward. They have selected this location instead.

With no further questions for staff the applicant was invited to the podium.

The Applicant, Dave Lucas of 1693 Pleasant Hill Rd. in Lafayette, Ca stepped to the podium. He and his partners recently purchased the shopping center. H&R Block was recently in there and nobody does drive thru tax returns. They did move the other proposed Starbucks to this location since the new construction process is not needed. They have taken the southeast part of the shopping center and signed three new leases there. Dollar Tree recently opened and now Starbucks.

Commissioner Cerioni asked who the third was.

Mr. Lucas said they are LOI's (Letters of Intent) and he cannot say the name of the third one since they are in negotiation, but they are all local businesses.

Commissioner Gran asked if anyone else would like to speak on this project. Seeing none, the item was returned to the Commission for further processing.

Commissioner Salazar said he thinks it's a smart move. There are the County buildings, Virginia Lee Rose, etc.

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

6. CUP 2019-13 – Wellness Massage

A noticed public hearing to consider a conditional use permit to allow for the establishment of a massage business in the Northpointe shopping center located

approximately 400 feet south of the intersection of Schnoor Avenue and West Cleveland Avenue (1653 N. Schnoor Ave) in the C1 (Light Commercial) Zone District and the C (Commercial) General Plan land use designation (APN: 006-390-027). The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities).

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

Mrs. Garcia of 800 Mainberry Dr. in Madera stepped to the podium.

Commissioner Gran confirmed that she agrees with all the conditions. He asked her how long she has been a CMT.

Mrs. Garcia replied three years.

Commissioner Gran asked if she is currently working as a CMT.

Mrs. Garcia said she is waiting.

Commissioner Gran confirmed it will just be herself.

Mrs. Garcia replied yes.

Commissioner Cerioni recused himself from acting on this item due to potential conflict of interest.

Commissioner Cortes moved to approve Motion 1. Seconded by commissioner Tyler the motion carried unanimously with Commissioner Cerioni recused.

7. CUP 2019-14 & SPR 2019-20 – Walmart Storage Trailers

A noticed public hearing to consider a conditional use permit and site plan review to allow for the temporary placement of outdoor storage containers for the 2019 holiday season at the Walmart located approximately 1,000 feet east of the intersection of Schnoor Avenue and West Cleveland Avenue (1977 W. Cleveland Ave) in the C1 (Light Commercial) Zone District and the C (Commercial) General Plan land use designation (APN: 013-160-014). The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15304(e) (Minor Alterations to Land).

Jesus Orozco, Assistant Planner presented this item.

Commissioner Gran said the first year was messed up but since then they have been on point. Everything has been perfect, and containers are where they are supposed to be.

Commissioner Lopez asked how long they have been doing this.

Mr. Orozco said since about 2012.

Commissioner Gran said he thinks the first year was 2011 but that was the year it wasn't right. Some of the trailers were double stacked. Since 2012 it has been perfect and allowed them to keep the merchandise since some people will buy Christmas stuff now and put it on layaway. This also isn't the only Walmart that does this. He asked if any complaints have ever been received.

Mr. Orozco said not recently to his knowledge and asked Mr. Boyle for his input.

Mr. Boyle said that the last time he remembers there was a concern Commissioner Mr. Perialis provided it. The representative was invited to the podium.

Ryan Dixon, Co-Manager of the store stepped to the podium. He lives at 1845 Cherry Tree Way in Wasco, Ca. He commutes every day to this store on Amtrak since it's a management training store. It's a high-volume location that will get you prepared for the larger stores in the state.

Commissioner Lopez said the proposal says this is temporary but confirmed it's happening every year.

Mr. Dixon said yes, every year. Layaway starts at the beginning of September for anything in the store. They need ample storage space for TV's, kids' toys, etc. It helps drive tax revenue to offer layaway.

Commissioner Lopez asked if they are increasing since they are adding more.

Commissioner Gran interrupted and said that they are smaller now, so they are requesting more. They were 40 foot and now they're 20 foot. It's the same spot though.

Commissioner Lopez said he can see that Walmart needs this. He said usually seasonal is December and January, but this is being requested in September.

Mr. Dixon said that layaway starts in September to allow people ample opportunity to pay down what they're getting and that requires the five months. He said he would love to have a building twice the size but they're not quite at that point yet.

Commissioner Cerioni noted that once it's placed on layaway, they must hold it for the customer.

Commissioner Gran asked if there was anyone else that would like to speak. Seeing none the item was returned to the Commission for further processing.

Commissioner Lopez commented that this has been going on for many years for five months out of the year. Obviously, Walmart needs additional storage, but we

are giving them temporary permits every year. He notices that Walmart has additional room and they may be able to increase the storage for future years. He just has a feeling that other businesses that only need storage for five months out of the year may attempt to do this also.

Commissioner Gran said then they can come before the Commission and ask permission. One thing Walmart has that others don't is an over-abundance of parking, so they still meet the parking standards even with these storage containers. They're not asking for anything special. Since 2012, this is their standard operating procedure.

Commissioner Salazar said that if there was another retail establishment like Walmart in town, we would hear from them but there isn't one so were not hearing from them. In the last 6 or 7 years no other retailer has come to ask.

Commissioner Lopez said nobody is close to Walmart but one thing he is getting concerned with is the discussion with the Commissioner's, it's like were giving them whatever they want because we are starving for business.

Commissioner Salazar said this is our biggest retailer in town, this is poor, middle and rich who are going to go layaway their product, TV, toys, etc. and we do need to help our retailer, the largest tax giver here in town. Otherwise we will lose our customers who will go 15 minutes south and shop there. He wishes the store was bigger, but he doesn't think Walmart will be building another store any time soon.

Commissioner Tyler said its Holiday time.

Commissioner Lopez replied with; for five months.

Commissioner Lopez said he's not against Walmart.

Commissioner Salazar said he really takes these things into consideration. Walmart is very important to this community. He's not going to shut down the operation for holiday shopping.

Commissioner Lopez said he appreciates that Commissioner Salazar takes this seriously. However, he thinks we shouldn't give these things to them so easy.

Commissioner Gran said that he hears what Commissioner Lopez is saying but if they're following all the rules and regulations then more power to them. He then called for a motion.

Commissioner Tyler moved to approve Motion 1. Commissioner Salazar seconded the motion and it carried unanimously.

8. Joyee's Recycling Revocation

A noticed public hearing to consider revocation of Conditional Use Permit 2013-11, allowing for the operation of a recycling center located on the east side of

North D Street, approximately 200 feet north of its intersection with Riverside Drive (709 North D Street) in the C1 (Light Commercial) Zone District and the C (Commercial) General Plan land use designation (APN: 004-011-008). The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15321 (Enforcement Action by Regulatory Agencies).

Acting Planning Manager, Christopher Boyle presented the item.

Commissioner Salazar confirmed that it was a good site since it was busy, but they just could not make the improvements.

Mr. Boyle said they did attract a lot of individuals that built their business, but they altered site design which led to cars backing into the public right of way. They parked trailers on D Street. There were certain operational requirements that they weren't very good at. They did a ton of volume though and were very good. There was a way for this site to function correctly and about a year and a half ago we did an amendment to the use permit and collaborated with the property owner. There were solutions in terms of storage, etc. Unfortunately, the operator did not desire to make an investment in this business or the Nishimoto's property. He doesn't think there was ever a desire to make any tangible improvements. They ultimately opted to vacate.

Commissioner Gran opened the public hearing but there was nobody to speak on the item.

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

NON-PUBLIC HEARING ITEMS: None

WORKSHOPS:

2009 General Plan – Part 3

Christopher Boyle, Acting Planning Manager presented his workshop regarding the General Plan. He mentioned that next month they will transition to how zoning implements the General Plan. He said that in this workshop he would do a brief review of the first two workshops and close out this one with a look at the Land Use Element.

The first workshop was about the elements of the General Plan. He noted that the General Plan is often looked at as a Planning document only, but it is a required mandate by the State. The various elements of the General Plan address all kinds of departments within the City; Parks, Public Works or Engineering, etc. The Community Design Element and Land Use Element are the two primary parts that are really part of the Planning Department. He noted that the last time, he talked about the Community Design Element and how the General Plan was formulated in a building blocks approach. The Community

Design Element has 13 goals to it; the principles lead to goals and then to policies.

There are three main parts of the Land Use Element. It's the second part beyond the Community Design Element. In subdivisions today we look for a greater density. They should also incorporate design features that create a desirable living environment.

The City needs to design neighborhoods that are integral with one another and that provide a mix of housing types that have amenities that serve those housing types and provide for various lifestyles for homeowners within all age groups. There's a broad range of housing types that the General Plan would like to see while providing sustainability throughout the community.

Mr. Boyle said of his pet peeves is the lack of connectivity from sub-division to sub-division. He understands that having a stub street in a sub-division means the developer ends up losing one lot, but the residents end up having to go long distances to visit their neighbors. With two current subdivisions there is no connectivity and the neighbors end up having to go long distances just to visit their neighbor.

Older subdivisions in the City also don't have any amenities or features such as a tot lot or BBQ, etc. If the City can implement the vision of the General Plan over time, we will have those types of amenities that provide opportunities for open space and provide connectivity throughout the community and allow us to implement the goals and policies of the Land Use Element.

The three primary goals of the Land Use Element are;

- A well-planned City
- More sustainable compact City with greater density
- A higher quality of life that attracts visitors to the City

Within those land use goals there are 44 goals that are established. They are a building blocks approach. It starts with the idea of villages. We talk about Village D that is about four square miles of land. That is the first building block in the idea of the building blocks approach. Within each village there are multiple neighborhoods.

Village C in the Northeast quadrant there has been some annexation growth and development pressures in the area. Within those villages there are specific policies that the City would like implemented in the development of the individual villages. Each policy associated with the different villages are very different from one another.

Looking at a property off Almond, a former Berry tract, with a Covington tract on the other side; two people that share a fence would have to go 3,600+ (3/4 of a mile) feet to go from one house to the other, even though they share a fence.

There's not stub street there that ties the two subdivisions together. A lot of the older parts of Madera are not walkable and we push a lot of traffic onto the arterials and collectors which is not good traffic planning.

Mr. Boyle said that completes his presentation on the General Plan. They have had three months of looking at it. He noted that next month they would be talking about the Zoning Ordinance and how it implements the goals and policies of the General Plan.

ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS:

Commissioner Broadhead asked about an item he saw on the budget for 2019/2020 that mentioned removing the water tower. He asked which water tower that was for.

Keith Helmuth, City Engineer responded that it's for the original water tower by the Senior Center. The budget item was for the possible removal of the tower. A study is in progress and a draft is in house showing there's possibility of saving the tower. The water fund can pay to go ahead and remove the tower but doesn't provide additional funds to save it. If there's additional cost to do so, it's debatable.

Commissioner Gran asked Mr. Boyle what they would be looking at in the near future.

Mr. Boyle said that currently the Planning Department is processing five multi family projects. The largest is 108 units and the smallest is 8. The first will probably be in October and at least another three in November.

ADJOURNMENT: 8:06 pm



Planning Commission Chairperson



Brandi Garcia, Recording Secretary

