

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
March 10, 2020**

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

ROLL CALL

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

ABSENT: None

STAFF: Darrell Unruh, Interim Planning Manager
Jesus Orozco, Assistant Planner
Brandi Garcia, Recording Secretary

PLEDGE: None

PUBLIC COMMENT: None

MINUTES: None

NON-PUBLIC HEARING ITEMS: None

CONSENT ITEMS:

1. GPC 2020-01 – Sale of Freedom Industrial Park Property

Consideration of adoption of a resolution of the Planning Commission of the City of Madera finding that the City's sale of property located at the northwest corner of South Pine Street and Independence Drive (APN's 009-331-002 & 003) is in conformance with the General Plan

Interim Planning Manager, Darrell Unruh presented the item.
(unable to hear presentation)

Commissioner Cortes confirmed they were adopting a resolution.

Commissioner Gran moved to adopt the resolution. Seconded by Commissioner Tyler, the motion carried unanimously.

Commissioner Cortes informed the public that the four agenda items have been moved to a later date. He said that some may have been in attendance for the Sunset item but that is being moved to the May 12th Planning Commission meeting.

Commissioner Gran said they are more than welcome to stay for the item to be moved if they wish.

PUBLIC HEARING ITEMS:

1. GPA 2019-03, REZ 2019-06, TSM 2019-03 & TPM 2019-03 – Pecan Square

A noticed public hearing for an application requesting a general plan amendment, rezone, tentative subdivision map and tentative parcel map proposing the subdivision of an approximately 79-acre parcel into two parcels, a 22.5-acre parcel and a 56.5-acre parcel. The 22.5-acre parcel will be subdivided into 110 lots for future single-family residential development. The purpose of the General Plan Amendment is to make subsequent parcels consist with planned future development. The project proposal entails a reconfiguration of land use areas designated for Commercial, High Density and medium Density land uses. Subsequent rezoning will be consistent with the General Plan land use. The project site is located on the southwest corner of West Pecan Avenue and Madera Avenue/Hwy 145. A Mitigated Negative Declaration will also be considered by the Planning Commission

Staff requested this item be continued to the April 14th, 2020 Planning Commission meeting.

Commissioner Gran moved to approve the continuance to April 14th. Seconded by Commissioner (unable to hear audio) the motion carried unanimously.

2. GPA 2020-01, SPR 2020-01 & VAR 2020-01 – Sunset Apartments

A noticed public hearing for an application to consider a general plan amendment, a site plan review and a variance. The applicant is proposing the partial demolition and redesign of the former Gold's Gym into a 20-unit apartment complex encompasses approximately 40,000 sq. ft. in the R3 (High Density Residential) Zone District. The applicant is request consideration of a variance from the required parking stalls. The amended planned land use request is from a Commercial land use to a High-Density land use designation, to allow for consistency between the current R3 (High Density Residential) zoning. The project location is on the northeast corner of Sunset Avenue and Orchard Avenue at 1803 Sunset Avenue (APN: 006-182-007). A Negative Declaration will also be considered by the Planning Commission.

Staff requested this item be continued to the May 12th, 2020 Planning Commission meeting.

Commissioner Gran moved to approve the continuance to May 12th. Seconded by Commissioner Broadhead the motion carried unanimously.

3. 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).

Staff requested this item be continued to the April 14th, 2020 Planning Commission meeting.

Commissioner Tyler moved to approve the continuance to April 14th. Commissioner Gran seconded the motion and it carried unanimously.

4. CUP 2019-26 thru 29 & SPR 2019-09 – Himat Investments

A noticed public hearing to consider multiple conditional use permits and a site plan review to allow for the development of an approximately 15,100 sq. ft. commercial plaza to include: 3 standalone retail/office buildings, a convenience store proposing the sale of off-site alcohol and tobacco sales in conjunction with 12 fuel stations, and a drive-thru car wash located on property on the southwest corner of the East Olive Avenue and Tozer Road in the CN (Neighborhood Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 011-330-016). A Mitigated Negative Declaration will also be considered by the Planning Commission.

Staff requested this item be continued to a later date determined by the Planning Commission.

Commissioner Gran asked how full the April 14th agenda is.

Mr. Orozco said we currently have three or four projects. Staff is hoping for a March 31st special meeting.

Commissioner Gran said he has another commitment.

Commissioner Cerioni said he is unavailable as well.

Commissioner Gran he will be available if the convention ends up cancelled.

Commissioner Cortes asked for a motion moving the meeting to March 31st.

Commissioner Broadhead moved to approve the continuance of the meeting to March 31st, seconded by Commissioner Tyler, the motion carried unanimously.

ADMINISTRATIVE REPORTS:

Mr. Unruh said the contracted attorneys cover other cities as well. The second Tuesday, they cannot cover and would like the Commission to consider a different day of the week and different week all together. They offered either the second or fourth Thursday as their preference. Among those the greatest preference would be the second Thursday. The Commission is not obligated to change it, but he wanted to put it out there and let them think about it. We would then at least have City Attorney coverage more reliably.

Commissioner Gran asked how that would coincide with the City Council meetings.

Mr. Orozco replied that the City Council meetings are every first and third Wednesday of the month.

Commissioner Gran confirmed their items would still be going through to City Council on the second meeting of the month.

Commissioners Gran, Cerioni and Tyler said they didn't have any big issues with it.

Commissioner Salazar said he cannot do it until June.

Commissioner Gran said we could just start it in June so everyone could be there.

There was mention from several Commissioner's on how this would benefit us since we would have legal counsel there.

Commissioner Gran asked if there needs to be a motion to move the meetings.

Mr. Orozco said we can bring it back to the Commission for a more formal review.

Commissioner

COMMISSIONER REPORTS:

ADJOURNMENT:



Planning Commission Chairperson



Brandi Garcia, Recording Secretary