

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
September 08, 2020**

CALL TO ORDER: The meeting was called to order by Chairperson Cortes at 6:03 p.m.

ROLL CALL

PRESENT: Commissioner Israel Cortes (Chairperson)
Commissioner Richard Broadhead
Commissioner Ryan Cerioni
Commissioner Alex Salazar

ABSENT: Commissioner Robert Gran Jr. (Vice Chairperson)
Commissioner Ramon Lopez
Commissioner Pam Tyler

STAFF: Gary Conte, Planning Manager
Randy Bell, Deputy City Engineer
Brandi Garcia, Recording Secretary
Olga Garcia, Community Services Coordinator/Planning Assistant
Mark Souders, Information Services Manager

PLEDGE: None

PUBLIC COMMENT: None

MINUTES: July 14, 2020

Commissioner Cerioni moved to approve the minutes as presented. Seconded by Commissioner Broadhead, the motion carried unanimously.

NON-PUBLIC HEARING ITEMS: None

CONSENT ITEMS: None

PUBLIC HEARING ITEMS:

1. SPR 2020-08 – Sealed Air Solar Farm

A noticed public hearing to consider a site plan review to allow for a ground-mounted solar photovoltaic (PV) single-axis tracker system and battery energy storage system on approximately 12.5 acres of open field (APN's: 009-330-001 and a portion of 009-330-033) owned and maintained by Sealed Air Corporation, with power conduit tying to Sealed Air's existing manufacturing facility to the west of the development. The project site is located on the north side of West Almond Avenue, between South Schnoor Avenue and South Pine Street, bordered by the rail spur on the east and north and is in the (I) Industrial Zone District with an (I) Industrial General Plan land use designation. A Negative Declaration will also be considered by the Planning Commission.

This item was presented by Sarah Allinder, contract Planner from Provost & Prichard. She noted that there were two revisions and two additions to the conditions. The first revision is condition 22, it reflects a 6 ft. chain link fence however, that should say a 7 ft. chain link fence as required by the National Electrical Code. The second revision is a clarification from the Engineering Dept. They asked to have clarified that plan review and easement acceptance fees are also required as payment by the applicant. The other two new conditions are also requested by the Engineering Dept. and are related to water and sewer service connections. They state that should there be existing connections that will not be used, they will need to be abandoned per current City of Madera standards.

Commissioner Cortes opened the item for public hearing.

There was nobody wishing to speak on the item, the public hearing was closed and returned to the Commission for further processing.

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

Commissioner Cerioni moved to approve Motion 1b with the modifications. The motion was seconded by Commissioner Broadhead and carried unanimously.

2. CUP 2020-11 – Walmart Temporary Storage Containers

A noticed public hearing to consider a conditional use permit to allow for the temporary placement of outdoor storage containers for the 2020 holiday season at the Walmart located approximately 1,000 feet east of the intersection of North Schnoor Avenue and West Cleveland Avenue (1977 West Cleveland Avenue) in the C1 (Light Commercial) Zone District with a 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€ Minor Alterations to Land.

Gary Conte, Planning Manager presented the item.

Commissioner Cerioni said it seems like they just did this a couple of months ago, not a year ago.

The public hearing was opened for public comment.

With nobody to speak on the item, the public comment was closed, and the item returned to the Commission for further processing.

Commissioner Cerioni moved to approve Motion 1 as stated. Commissioner Broadhead seconded the motion and it carried unanimously.

3. CUP 2020-05 & SPR 2020-03 – Starbucks (Country Club Drive)

A noticed public hearing to consider a conditional use permit and site plan review to allow for a Starbucks drive thru only coffee shop on a parcel formerly occupied by Long John Silvers located at the southwest corner of Country Club Drive and Sharon Boulevard (1110 Country Club Drive) in the C2 Zone District with a C General Plan land use designation (APN: 003-194-012). The project is considered to be categorically exempt per Section 15302 of the California Environmental Quality Act (CEQA) guidelines.

STAFF REQUESTED THIS ITEM BE CONTINUED TO THE OCTOBER 13TH PLANNING COMMISSION MEETING.

Commissioner Broadhead moved to approve the continuance to the October 13th meeting. Seconded by Commissioner Cerioni, the motion carried unanimously.

ADMINISTRATIVE REPORTS:

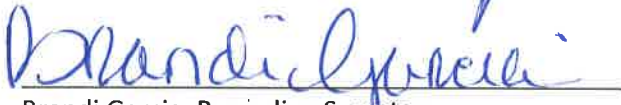
Mr. Conte noted there was information in the packets from the City Attorney regarding limitations of political activities by City officials and the employees. It outlines the do's and don'ts of public campaigning. They wanted to remind the Commission that City officials and its employees may not use public staff or funds such as City time or other resources to benefit a candidate or ballot measure.

COMMISSIONER REPORTS:

ADJOURNMENT:



Planning Commission Chairperson



Brandi Garcia, Recording Secretary