

**CITY OF MADERA PLANNING COMMISSION  
REGULAR MEETING  
October 13, 2020**

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

**ROLL CALL**

**PRESENT:** Commissioner Robert Gran Jr. (Vice Chairperson)  
Commissioner Richard Broadhead  
Commissioner Ryan Cerioni  
Commissioner Alex Salazar (arrived late at 6:03pm)  
Commissioner Ramon Lopez  
Commissioner Pam Tyler

**ABSENT:** Commissioner Israel Cortes (Chairperson)

**STAFF:** Gary Conte, Planning Manager  
Keith Helmuth, City Engineer  
Tiffany Ljuba, Assistant City Engineer  
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:** August 11, 2020 & September 8, 2020  
Commissioner Lopez moved to approve the minutes. Seconded by  
Commissioner Tyler, the motion carried unanimously.

**NON-PUBLIC HEARING ITEMS:** None

**CONSENT ITEMS:**

**1. GPC 2020-03 – Purchase of 103 E. Yosemite Ave.**

Consideration of a finding that the City's proposed purchase of 103 East Yosemite Avenue conforms with the City of Madera 2025 General Plan pursuant to Government Code Section 65402. The property is located at the northwest corner of East Yosemite Avenue and North E Street, described as portions of Lots 5, 6 and 7, Block 39 in the City of Madera. The property is vacant land, 0.478 acres within the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 007-101-011). This action is not considered a project pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

Gary Conte, Planning Manager noted that since there is a consent item there was not a power point and asked if anyone had any questions.

There were no questions of Mr. Conte.

Commissioner Gran asked for approval of the Consent Item. All Commissioners were in favor and the motion passed unanimously.

Commissioner Gran noted that he would need to recuse himself for the next item since the Movies Madera and Whitaker property is located within the 300-foot radius of the project. He asked for a nomination for another Commissioner to chair the item.

Commissioner Tyler nominated Commissioner Cerioni. Commissioner Salazar seconded the motion and it carried unanimously.

**PUBLIC HEARING ITEMS:**

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

A continued 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.

Planning Manager, Gary Conte presented the item.

Commissioner Broadhead confirmed there will be no inside service.

Mr. Conte said yes, that is correct, drive thru and walk up window only. The order windows will face Sharon Blvd.

Commissioner Cerioni asked if the applicant agreed with the block wall.

Mr. Conte confirmed the applicant had no objections to the conditions.

With no further questions of staff, Commissioner Cerioni opened the public hearing.

Elizabeth Valerio, representative of the Starbucks project introduced herself and asked if there were any questions for her.

Commissioner Cerioni said he thinks it a great use for that parcel.

Mrs. Valero said they are very excited to get started after COVID.

With no further questions and nobody else to speak, the public hearing was closed and the item was returned to the Commission for further processing.

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

**ADMINISTRATIVE REPORTS:** None

**COMMISSIONER REPORTS:** None

**ADJOURNMENT:** 6:30 pm



Planning Commission Chairperson



Brandi Garcia, Recording Secretary