

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
March 9, 2021**

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 Ramon Lopez
Commissioner Rohi Zacharia
Commissioner Bobby Sheikh

ABSENT: Commissioner Alex Salazar

STAFF: Gary Conte, Planning Manager
Keith Helmuth, City Engineer
Tiffany Ljuba, Assistant City Engineer
Randy Bell, Deputy City Engineer
Brandi Garcia, Recording Secretary
Derek Sylvester, Associate Planner
Olga Garcia, Community Services Coordinator/Planning Assistant

PLEDGE: None

PUBLIC COMMENT: None

MINUTES: December 8, 2020

Commissioner Lopez moved to approve the minutes. Commissioner Cerioni seconded the motion and it carried unanimously.

CONSENT ITEMS: None

PUBLIC HEARING ITEMS:

1. TSM 2018-07 EXT – Ellis & D St. Subdivision

A noticed public hearing to consider an application requesting a two-year extension of a previously approved Tentative Subdivision Map (TSM 2018-07). The map was first approved by the Commission on February 12, 2019. The parcels are located at the southwest corner of the intersection of North D St. and Ellis St. in the PD-6000 (Planned Development) Zone District with an LD (Low Density) General Plan land use designation (APN's: 003-200-006 & 007). A Negative Declaration was adopted for the approved Tentative Subdivision Map on February 12th, 2019. No further environmental review is required for the proposed extension.

The item was presented by Derek Sylvester, Associate Planner.

With no questions for staff, Commissioner Gran opened the public hearing and asked the applicant to speak.

The applicant was not seen in attendance.

Commissioner Lopez said he has a question. He asked about Sonora St. and if it would be extended later.

Mr. Helmuth said there was some discussion about Sonora and if it would ever be carried forward. It was decided it would not be carried through and the developer was allowed to build on what would have been the Sonora St. alignment. He brought up a map to clarify why it was decided.

Commissioner Gran asked about the responsibility of constructing the ½ street vs the entire street.

Mr. Helmuth said this is a little different since Sonora will not be constructed.

Commissioner Gran said he understands that but wanted to confirm there would be curb and gutter.

Commissioner Lopez asked about what appeared to be a drainage basin on the map. It looks like Sonora will be really short.

Mr. Conte said the property to the south is a church center and it extends all the way to the back of the subdivision. The land in question is a baseball diamond at the church facility.

Commissioner Cerioni asked if they could still request another two-year extension after this one.

Mr. Conte said this is their first two year extension and they are entitled up to six years total so they can ask for two more.

Commissioner Sheikh asked if they are in agreement with the additional conditions.

Commissioner Gran asked staff if they have confirmed with the applicant they are in agreement.

Mr. Sylvester said the applicant was provided the conditions, but he does not know if they are in agreement and he doesn't think they are in attendance.

Commissioner Gran said he will request it be moved to the next meeting. He doesn't feel comfortable approving it without knowing if they are in agreement. In the past they had to be in person to agree. Now, if a staff member confirmed they agreed they could go through with it and approve. He doesn't feel comfortable not knowing.

Commissioner Broadhead moved to continue the item to the April 13th Planning Commission meeting. Commissioner Sheikh seconded the motion.

Mrs. Garcia polled the Commissioners

Commissioner Broadhead - yes
Commissioner Cerioni - yes
Commissioner Lopez - yes
Commissioner Zacharia - yes
Commissioner Sheikh - yes
Chairperson Gran - yes

2. VAR 2021-01 – Vallarta Monument Sign

A noticed public hearing to consider a variance to allow for a twenty foot (20') tall monument sign that will represent the anchor tenant, Vallarta Supermarket, and a secondary tenant (or tenants) on a future pad along Country Club Dr. The property is located on the northwest corner of Country Club Dr. and West Clark St. in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 003-210-018). This project is determined to be categorically exempt per CEQA Guidelines, Section 15311(a) Accessory Structures (on premise signs).

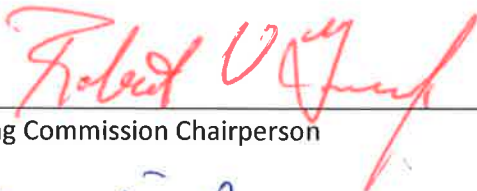
This item was requested to be moved to the April 13th Planning Commission meeting. Chairperson Gran approved the request.

NON-PUBLIC HEARING ITEMS: None

ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS: None

ADJOURNMENT: 6:24 pm



Planning Commission Chairperson



Brandi Garcia, Recording Secretary