



AGENDA
REGULAR MEETING
CHOWCHILLA PLANNING COMMISSION MEETING

Council Chambers, Chowchilla City Hall
130 S. Second Street, Chowchilla, CA 93610

March 21, 2018 | 7:00 PM

Agendas for all Planning Commission meetings are posted at least 72 hours prior to the meeting at the Civic Center, 130 S. Second St., Written communications from the public for the agenda must be received by Administrative Services no less than 7 days prior to the meeting date.

Any writing or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter. In addition, most documents will be posted on the city website at www.cityofchowchilla.org.

The City of Chowchilla complies with the Americans with Disabilities Act (ADA of 1990). The Council Chambers is accessible to the physically disabled. If you need special assistance, please call (559) 665-8615, ext. 410 at least 4 days prior to the meeting.

CALL TO ORDER

ROLL CALL

Chairman: Chapman

Vice Chair: Zarucchi-Mize

Commissioners: Barberi, Cargill, Holst, Watson, Vander Dussen

City staff and contract employees present at the meeting will be noted in the minutes

PLEDGE OF ALLEGIANCE:

CEREMONIAL / PRESENTATIONS – Section 1

Oath of Office:

Planning Commission Member: Sybrand Vander Dussen

PUBLIC ADDRESS

This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and that are within the subject matter jurisdiction of the Planning Commission.

It is recommended that speakers limit their comments to no more than 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Planning Commission on items on the Agenda should notify the Chairman when that Agenda item is called.

The Planning Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. No adverse conclusions should be drawn if the Planning Commission does not respond to public comment at this time.

Speakers are asked to please use the microphone, and provide their name and address for the record. Prior to addressing the Planning Commission, any handouts are to be provided to Planning Secretary who will distribute them to the Planning Commission and the appropriate staff.

STAFF REPORTS – Section 2

2.1 STAFF REPORTS Written/Oral Reports

CONSENT CALENDAR – Section 3

All items listed under Consent Calendar are considered to be routine and will be enacted by one motion. For discussion of any Consent Item, it will be made a part of the Regular Agenda at the request of any member of the Planning Commission or any person in the audience.

- 3.1 Consideration of approval of Minutes from the February 21, 2018 Joint Workshop (Hicks)
- 3.2 Consideration of approval of Minutes from the February 21, 2018 Regular Planning Commission Meeting (Hicks)

PUBLIC HEARINGS – Section 4

NONE

DEFERRED BUSINESS – Section 5

NONE

NEW BUSINESS – Section 6

- 6.1 Workshop #2 - Zoning and Uses

ANNOUNCEMENTS – Section 7

- ❖ Next Planning Commission Meeting is scheduled for April 18, 2018.

ADJOURNMENT

PUBLIC NOTIFICATION

I, Janene Hicks, Planning Secretary for the City of Chowchilla, declare under penalty of perjury that I posted the above Planning Commission Agenda for the meeting of March 21, 2018 at the Chowchilla Civic Center, 130 S Second Street on March 16th on or before 5:00pm.



Janene Hicks Planning Secretary



MINUTES
SPECIAL JOINT WORKSHOP
of the
CHOWCHILLA PLANNING COMMISSION
&
CHOWCHILLA CITY COUNCIL

Council Chambers, Chowchilla City Hall
130 S. Second Street, Chowchilla, CA 93610

Wednesday, February 21, 2018
5:30 PM

ROLL CALL:

Planning Commission

Chair: Wayne Chapman

Vice-Chair: Nina Zarucchi-Mize

Commissioners: Michael Barberi, Rhonda Cargill, Sybrand Vander Dussen, Marlene Holst, Matthew Watson

City Council

Mayor: Mary Gaumnitz (absent)

Mayor Pro Tem: Dennis Haworth

Council: Waseem Ahmed (arrived at 6:00p.), Ray Barragan, John Chavez

Brian Haddix, City Administrator; Annalisa Perea, Contract Planner; Janene Hicks, Planning Secretary; QK Representatives - Des Johnston; Mike Ratajski; Steve Brandt

OPEN SESSION

PLEDGE OF ALLEGIANCE: Vice Chair Nina Zarrucchi-Mize

INVOCATION: Mayor Pro Tem Dennis Haworth

WORKSHOP

Workshop #2 Industrial Specific Plan Update (Perea)

ADJOURNMENT

Motion by Chair Wayne Chapman to adjourn the Feburay 21, 2018 Special Joint Workshop at 6:40pm.
Motion passed unanimously by voice vote with Mayor Gaumnitz absent.

Janene Hicks
Planning Secretary



MINUTES
REGULAR MEETING
CHOWCHILLA PLANNING COMMISSION MEETING

Council Chambers, Chowchilla City Hall
130 S. Second Street, Chowchilla, CA 93610

February 21, 2018 | 7:00 PM

CALL TO ORDER

ROLL CALL

Chairman: Chapman
Vice Chair: Zarucchi-Mize
Commissioners: Barberi, Cargill, Holst, Watson, Vander Dussen

CITY STAFF

Annalisa Perea, Contract Planner; Janene Hicks, Planning Secretary;

PLEDGE OF ALLEGIANCE: Chair Wayne Chapman

CEREMONIAL / PRESENTATIONS – Section 1

NONE

PUBLIC ADDRESS

Spoke:

Diane Palmer inquired about annexations.

STAFF REPORTS – Section 2

2.1 STAFF REPORTS
Written/Oral Reports

Contract Planner Annalisa Perea gave Planning Commissioners Updates on recent projects.

CONSENT CALENDAR – Section 3

3.1 Consideration of approval of Minutes from the January 17, 2017 Regular Planning Commission Meeting.

Motion made by Commissioner Cargill, second by Vice Chair Zarucchi-Mize to approve the Consent Calendar as presented. Motion passed unanimously by voice vote.

PUBLIC HEARINGS – Section 4

4.1 General Plan Amendment No. 2016-0016: Amendments to the 2016-2023 Housing Element Update to be in compliance with state law.

Contract Planner Perea presented the staff report.

Motion by Vice Chair Zarucchi-Mize, second by Commissioner Watson, to recommend to the City Council the amended General Plan Amendment Application No. 16-0016, proposing to append the 2016-2023 Housing Element to the 2040 General Plan. Motion passed unanimously by roll call vote.

DEFERRED BUSINESS – Section 5

NONE

NEW BUSINESS – Section 6

NONE

ANNOUNCEMENTS – Section 7

❖ Next Planning Commission Meeting is scheduled for March 21, 2018.

ADJOURNMENT

Motion by Commissioner Cargill to adjourn the meeting, second by Commissioner Holst meeting was adjourned at 7:30pm.

Attest:

Janene Hicks
Planning Secretary

Chair



Item 6.1

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REPORT TO THE PLANNING COMMISSION

Meeting of: March 21, 2018

AGENDA SECTION: New Item

SUBJECT: **Workshop #2: Zoning and Subdivision Ordinance Update**

PREPARED BY: Annalisa Perea, AICP, Contract City Planner

REVIEWED BY ADMINISTRATOR

REVIEWED BY ATTORNEY

REVIEWED BY PLANNING MANAGER

CONFLICT OF INTEREST:

None known

RECOMMENDATION:

That the City Council and Planning Commission consider the “Zones and Uses” presentation to the City’s Zoning and Subdivision Ordinance Update, listen to any public comment, and engage in a meaningful discussion regarding this project.

BACKGROUND:

The City of Chowchilla’s (City) Zoning and Subdivision Ordinances of the Chowchilla Municipal Code (Titles 17 and 18) has never experienced a comprehensive update since its inception back in 1979 and has only undergone piecemeal changes over time.

The City completed a General Plan Update (GPU) in 2012. The GPU included adoption of the General Plan Update as well as the Program Environmental Impact Report. The GPU requires that newly identified zoning districts be incorporated into a revised Zoning Ordinance and Zoning Map. The GPU also contains policies and objectives that require zoning ordinance revisions in order to bring the zoning ordinance into compliance with the General Plan. The City’s Zoning Ordinance has yet to be brought up into conformance with the City’s General Plan since the GPU’s adoption in 2012.

The City’s Planning Division has maintained a list of Zoning and Subdivision Ordinance issues and/or amendments to be addressed during the time a comprehensive update is undertaken. The City’s Zoning Map must also be updated using GIS shapefiles (ESRI ArcMap), which will also be handled as part of this project.

What are Zoning Regulations?

Land use and zoning involves the regulation of the use and development of real estate. The most common form of land-use regulation is zoning. Zoning regulations and restrictions are used by municipalities to control and direct the development of property within their borders. Since New York City adopted the first zoning ordinance in 1916, zoning regulations have been adopted by virtually every major urban area in the United States.

The purpose of the zoning ordinance is to:

1. Provide for the orderly physical growth and development of the city;
2. Foster a wholesome and attractive living environment;
3. Promote economic prosperity through appropriately located commercial and industrial activities;
4. Protect and enhance property values and natural assets;
5. Implement the City's General Plan;
6. Promote and protect the public health, safety, comfort, and general welfare.

Zoning Ordinances cover an array of development standards including but not limited to: setbacks; minimum lot area; off-street parking; the number of buildings on a lot; number of dwelling units in a certain area; building heights; landscaping; and allowable uses for each zoning district. Regulations may restrict areas to single-family homes or to multi-family dwellings or townhouses. In areas of historic or cultural significance, zoning regulations may require that those features be preserved.

The Subdivision Ordinance has experienced little change since its inception. Its primary function is to insure that land divisions comply with the Subdivision Map Act of the State of California. Most amendments have been for impact fee program updates and program revisions.

The update process will be applied simultaneously to both the Subdivision Ordinance and the Zoning Ordinance. The intent is primarily to bring both documents current, without fundamentally changing their structure or format. The primary objectives will be that:

1. The Zoning Ordinance update will be made consistent with the current GPU (including the Housing Element), accommodate the new zoning districts outlined within the GPU, and will incorporate new State requirements and any other changes that may be desired by the Planning Division and Public. General Provisions, Zoning Uses, and Performance Standards will be analyzed and refined, as necessary;
2. The Subdivision Ordinance update will be made consistent with the current Subdivision Map Act, as well as with any issues, practices, and updates recommended by the Planning Division.

REASON FOR RECOMMENDATION:

The updated Zoning and Subdivision Ordinances will result in practical, useable, and workable standards for the City Council, the Planning Commission, the Public and City Staff. City Council and Planning Commission involvement will be critical to ensure a successful process.

FISCAL IMPACT:

None.