



**AGENDA**  
**REGULAR MEETING**  
**CHOWCHILLA PLANNING COMMISSION MEETING**

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

**May 16, 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](http://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**

**NONE**

**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 Approval of the April 16, 2018 Planning Commission Minutes (Hicks)**

## **PUBLIC HEARINGS – Section 4**

### **4.1 Chowchilla Industrial Specific Plan – Consideration of formal acceptance of the Plan**

## **DEFERRED BUSINESS – Section 5**

NONE

## **NEW BUSINESS – Section 6**

### **6.1 Workshop #4: Zoning and Subdivision Ordinance Update**

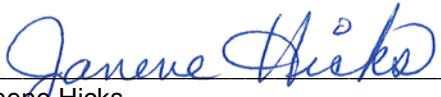
## **ANNOUNCEMENTS – Section 7**

- ❖ Next Planning Commission Meeting is scheduled for June 20, 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 May 16, 2018 at the Chowchilla Civic Center, 130 S Second Street on/or before 5:00p.m. on May 11, 2018.

  
\_\_\_\_\_  
Janene Hicks  
Planning Secretary



**Minutes**  
**REGULAR MEETING**  
**CHOWCHILLA PLANNING COMMISSION MEETING**

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

**April 18, 2018**

**CALL TO ORDER: 7:02pm**

**ROLL CALL:**

Chairman: Wayne Chapman

Vice Chair: Nina Zarucchi-Mize

Commissioners: Michael Barberi, Marlene Holst, Sybrand Vander Dussen

**ABSENT:** Ronda Cargill, Matthew Watson

Community & Economic Development Director David Hanham; Contract Planner Annalisa Perea; Steve Brandt, QK; Planning Secretary/Deputy City Clerk, Janene Hicks

**PLEDGE OF ALLEGIANCE:** Chairman Wayne Chapman

**CEREMONIAL / PRESENTATIONS – Section 1**

NONE

**PUBLIC ADDRESS**

NONE

**STAFF REPORTS – Section 2**

**2.1 STAFF REPORTS**

Written/Oral Reports

Contract Planner introduced New Community & Economic Development Director David Hanham to Planning Commissioners.

Contract Planner Annalisa Perea updated staff on projects.

**CONSENT CALENDAR – Section 3**

**3.1 Approval of the March 21, 2018 Planning Commission Minutes (Hicks)**

**3.2 Approval of the March 21, 2018 Joint Workshop Minutes (Hicks)**

**Motion by Vice-Chair Zarucchi-Mize, seconded by Commissioner Holst to approve the consent calendar as presented with Commissioners Cargill and Watson absent. Motion approved by voice vote.**

**PUBLIC HEARINGS – Section 4**

NONE

**DEFERRED BUSINESS – Section 5**

NONE

**NEW BUSINESS – Section 6**

**6.1 Workshop #3: Zoning and Subdivision Ordinance Update: Zoning Map, Design Standards, & Procedures (Perea)**

**Contract Planner and Steve Brandt with QK presented the Zoning Map, Design Standards & Procedures to the Planning Commission.**

**ANNOUNCEMENTS – Section 7**

❖ Next Planning Commission Meeting is scheduled for May 16, 2018.

**ADJOURNMENT**

**Motion by Commissioner Barberi, seconded by Vice-Chair Zarucchi-Mize to adjourn the Planning Commission Meeting at 8:15p.m. Motion passed with Commissioner Cargill and Watson absent.**

**ATTEST:**

\_\_\_\_\_  
Janene Hicks  
Planning Secretary/Deputy City Clerk

\_\_\_\_\_  
Chairman



**Item 4.1**

[CLICK HERE TO RETURN TO THE AGENDA](#)

# REPORT TO THE PLANNING COMMISSION

May 16, 2018

**AGENDA SECTION:** Public Hearing

**SUBJECT:** Chowchilla Industrial Specific Plan – Consideration of Recommendation to Formally Accept the Plan

**PREPARED BY:** Annalisa Perea, AICP, Contract City Planner

**ATTACHMENTS:**  
A. Industrial Park Specific Plan  
B. Address Noticing List

REVIEWED BY ADMINISTRATOR

REVIEWED BY ATTORNEY

REVIEWED BY DIRECTOR - COMMUNITY & ECONOMIC DEVELOPMENT

**CONFLICT OF INTEREST:**

None known

**RECOMMENDATION:**

That the Planning Commission recommend that the City Council “formally accept” the Chowchilla Industrial Park Specific Plan.

**BACKGROUND:**

The City of Chowchilla initiated the process of the Industrial Park Specific Plan (the Plan) in late 2017. Since then, QK has held several public outreach events and has met with City Staff continuously throughout the process of the development of this Plan. The Plan is the product of the numerous community outreach meetings, including input from the Chowchilla City Council, the Chowchilla Planning Commission, and City staff.

In October 2017, the project was kicked off with the scheduling of a Bus Tour to the City of Turlock’s Industrial Park. A planned route took the bus tour participants through Turlock’s industrial park to get a first-hand look at design standards, development standards, landscaping, business types, and other features that could be included as part of Chowchilla’s Industrial Specific Plan. Bus Tour participants included members from the Chowchilla City Council, Planning Commission, City staff, and Plan Area property owners. An invitation to the bus tour was mailed out to each property owner within the Plan Area.

Public Workshop #1 was held on November 8, 2017. During this workshop, the City Council, Planning Commission, and members of the community heard an introductory presentation about what a specific plan is, why the City is doing one, and what type of content would be included within the document. Public

Workshop #2 occurred in February 2018 and included a presentation of the draft Plan document. The presentation included discussion on the following Plan chapters: Introduction, Land Use, Urban Design, Circulation, Infrastructure, and Implementation. Comments were gathered from the City Council, Planning Commission, and general public. Workshop #3 which took place on March 21, 2018, included an overview of comments received from the City Council, Planning Commission, the community, and City staff, as well as how the comments were incorporated into the Plan.

If the Planning Commission recommends that the City Council formally accept this Plan, it will then go before the City Council for consideration of formal acceptance. The accepted Plan will be considered the chosen Plan document to then undergo the environmental review process pursuant to CEQA guidelines. This Plan cannot be formally adopted until its undergone the environmental review portion.

Throughout the process, a variety of outreach strategies were utilized in order to engage the community. Workshop advertisement flyers for each workshop were developed and distributed to community groups/leaders to distribute amongst their organizations. The workshop flyers were also advertised on social media and were mailed out to each property owner within the Plan Area, as listed on record with the County of Madera. Notification of the availability of draft Plan documents and comment periods were advertised in the Community's newsletter and on the City's website. Tonight's meeting was advertised using the above outreach methods, including a notice that was mailed out to each property owner within the Plan Area, as well as those neighboring properties within a 300-foot radius of the Plan Area. This included approximately 110 property owners.

**REASON FOR RECOMMENDATION:**

The Industrial Park Specific Plan will result in a tool that will guide the future growth of the City's Industrial Park. City Council, Planning Commission, and community involvement will be critical to ensure a successful process that will attract investment and the quality of industry and employment that the City desires.

**FISCAL IMPACT:**

None

**ATTACHMENTS:**

- A. Due to file size, the document can be viewed online at <http://www.cityofchowchilla.org/153/Planning> or a hard copy can be obtained at Chowchilla City Hall.
- B. Address noticing list (see next page)

Marvin & Charlene Espinola  
23874 Road 16  
Chowchilla, CA 93610

David & Leslie Rogers  
23860 Road 16  
Chowchilla, CA 93610

Loyal & Lorraine Pettitt Trustee  
10624 S. Eastern Ave. A131  
Henderson, NV 89052

Jaydee & Laura Watson  
16267 Avenue 23 ½  
Chowchilla, CA 93610

David & Elaine Carroll  
37921 Upper Emory Ln.  
Wishon, CA 93669

Russell & Sharon Larson Tr.  
PO Box 284  
Chowchilla, CA 93610

David & Linda Vanhouwelingen  
16486 Avenue 23 ½  
Chowchilla, CA 93610

SS & Taptesh Chahal Tr.  
2892 W. El Paso  
Fresno, CA 93711

Jennifer Harris Bliss Tr.  
2900 Airport Dr.  
Madera, CA 93637

Raul Flores  
22265 Road 18 ½  
Chowchilla, CA 93610

Akram Mohammad Etal  
18282 Hwy 152  
Chowchilla, CA 93610

Loe Ressie Montgomery Tr.  
3152 Dublin Ct.  
So. San Francisco, CA 94080

Cindy Payan Trustee  
23515 S. Chowchilla Blvd.  
Chowchilla, CA 93610

Ronnie & Charlotte Brooks  
23559 S. Chowchilla Blvd.  
Chowchilla, CA 93610

David & Terri Morin  
23595 Chowchilla Blvd  
Chowchilla, CA 93610

Frank & Linda Hauck  
23645 Chowchilla Blvd.  
Chowchilla, CA 93610

Juan Jose Diaz Sr.  
18400 Gordon St.  
Chowchilla, CA 93610

Robert & Connie Gowin  
821 Orchard  
Madera, CA 93637

Jerry & Michele Murphy  
18337 Gordon St.  
Chowchilla, CA 93610

Melissa Fletscher  
PO Box 3744  
Carmel, CA 93921

Negrete Jose Gonzalez  
Rosa Elvira Naranjo  
18481 Gordon St.  
Chowchilla, CA 93610

Rodney Homer  
2930 Rossmore Ln.  
San Jose, CA 95148

Charlie & Christine Marlow  
23663 Fairmead Blvd.  
Chowchilla, CA 93610

Ingacio & Maria Huerta  
23545 Fairmead Blvd.  
Chowchilla, CA 93610

Rebecca Ann Rust  
23523 Fairmead Blvd.  
Chowchilla, CA 93610

Diablo Valley Venture LLC  
PO Box 657  
Chowchilla, CA 93610

Rainbow Orchards IV LLC  
PO Box 11089  
Terra Bella, CA 93270

Ramon Alcaraz  
18126 Avenue 24 ½  
Chowchilla, CA 93610

Bob & Carol Lee Trustee  
17878 Avenue 24 ½  
Chowchilla, CA 93610

Arjun Samran Etal  
24341 Avenue 14  
Madera, CA 93637

Arnold & Angelica Lua  
23811 Road 15 ¾  
Chowchilla, CA 93610

Michael & Patricia Jay  
15404 Avenue 24  
Chowchilla, CA 93610

Omni Financial LLC  
1260 41<sup>st</sup> Ave. # O  
Capitola, CA 95010

Creekside Land Co. LLC  
30814 Avenue 9  
Madera, CA 93637

Juan Antonio Cabrera  
23505 Chowchilla Blvd.  
Chowchilla, CA 93610

Darlene Bennett Trustee  
23869 Road 15 ¾  
Chowchilla, CA 93610

Ralph & Sheila Perry  
16233 Avenue 23 ½  
Chowchilla, CA 93610

Anthony Trentacosta Etal  
16230 Avenue 23 ½  
Chowchilla, CA 93610

Michael & Jean Messing  
16340 Avenue 23 ½  
Chowchilla, CA 93610

Almond Tree Huller LLC  
23175 Road 16  
Chowchilla, CA 93610

Raymond Chiarelli  
10651 Road 25  
Madera, CA 93637

David & Diana Tolmachoff  
7229 N. Warren  
Fresno, CA 93711

Robert Jr.& Connie Gowin  
821 Orchard  
Madera, CA 93637

Paul Martinez  
24004 Malibu Road  
Hayward, CA 94545

Chowchilla Water District  
PO Box 905  
Chowchilla, CA 93610

Melissa Fletscher  
PO Box 3744  
Carmel, CA 93921

Roberto Ramirez  
23711 Fairmead Blvd.  
Chowchilla, CA 93610

Jonas Fregos  
18511 Gordon St.  
Chowchilla, CA 93610

Cervando & Maria Martinez  
23791 Fairmead Blvd.  
Chowchilla, CA 93610

Alfreda Smith  
24134 Road 16  
Chowchilla, CA 93610

Dorothy Christoffersen Tr.  
23728 Road 15 ¾  
Chowchilla, CA 93610



Jean Pierre & Adelaida Sanchoena  
2238 Yorktown Sq.  
Merced, CA 95340

Eric & Margaret Haupt, Etal  
1528 Hoover Ave.  
Chowchilla, CA 93610

Union Pacific Railroad  
1700 Farham St. 10<sup>th</sup> Floor  
Omaha, NE 608102

Iqbal Singh Barn Etal  
32498 Joyce Way  
Union City, CA 94587

Central Valley Concrete, Inc.  
3823 N. Highway 59  
Merced, CA 95348

Daniel & Tracy Gudgel  
134 S. Olive St.  
Lemoore, CA 93245

SFA Corp  
PO Box 392  
Chowchilla, CA 93610

Vincent & Tracy Taylor  
14399 Silk Oak Ln  
Madera, CA 93637

County of Madera  
Attn: David Rogers  
200 W. 4<sup>th</sup> St.  
Madera, CA 93637

Claude & Rose McCombs, Trust  
250 San Juan Ave  
Santa Cruz, CA 95062

Harvey & Charlene Petitt  
11427 Makena Dr.  
Chowchilla, CA 93610

Allwire Inc.  
PO Box 1000  
Chowchilla, CA 93610

Mesa Top, LLC  
Buttonwillow Warehouse Co.  
PO Box 98  
Chowchilla, CA 93610

Piranha Land Company, LLC  
PO Box 820  
Chowchilla, CA 93610

Lucam Corporation  
9933 N W 107<sup>th</sup> Ave.  
Portland, OR 97231

Chowchilla Pistachio Company  
16333 Avenue 24 ½  
Chowchilla, CA 93610

Duane & Andrea Blech Trustee  
12134 Avenue 19 ½  
Chowchilla, CA 93610

Raul Ramirez  
440 West Markham St.  
Perris, CA 92571

Buzz Oats Develop. LP Etal  
8615 Elder Creek Rd.  
Sacramento, CA 95828

Ronald & Diane Child Trustee  
3832 NW Jasmine St.  
Camas, WA 98607

Chowchilla Asphalt, Inc.  
PO Box 994248  
Redding, CA 96099

Greenhills Holdings  
1465 Buckingham Way  
Hillsborough, CA 94010

Ready Roast Nut Company, LLC  
425 S. Pine St. Bldg # 6  
Madera, CA 93637

Tarlochan & Gurbux Grewal  
488 Pagosa Way  
Fremont, CA 94539

Certainteed Corporation  
13155 Noel Rd 100  
Dallas, TX 75240

Conrad De La Torre  
23722 Road 16  
Chowchilla, CA 93610

Flanagan Investments LP Etal  
2098 G St.  
Merced, CA 95340

M & E Properties, LLC  
PO Box 7632  
San Francisco, CA 94120

William & Martha Pigg  
PO Box 31  
Los Banos, CA 93635

Antonio & Ana Gonzalez  
16159 Avenue 24 ½  
Chowchilla, CA 93610

Mid Valley Pipe & Steel, Inc.  
PO Box 2023  
Tulare, CA 93275

Connie Buttram Etal  
20153 Oak Hill Road.  
Madera, CA 93638

Steven Robert Turner  
24599 Road 16  
Chowchilla, CA 93610

Harry & Mary Turner  
22774 Road 15 ½  
Chowchilla, CA 93610

Pecandia LLC  
625 Terra California # 4  
Walnut Creek, CA 94595

Chowchilla Union High School  
805 Humboldt Ave.  
Chowchilla, CA 93610

Lloyd Fagundes  
PO Box 2717  
Merced, CA 95344

Michael & Richele Hedberg Tr.  
3220 Arcadian St.  
Chowchilla, CA 93610

Seshadri & Sangita Ramaswami  
14690 Horseshore Dr.  
Saratoga, CA 95070

Bhanwar & Sujata Singh  
17122 Heatherwood Way  
Morgan Hill, CA 95037

I Ping & Janette Su Ho  
PO Box 508  
Millbrea, CA 94030

Fred & Deborah Fagundes  
PO Box 2717  
Merced, CA 95344

Creekside Land Company, LLC  
30814 Avenue 9  
Madera, CA 93637

Anthony Osterkamp  
1049 N. Glassell St.  
Orange, CA 92867

Bay Valley Venture, LLC  
PO Box 520  
Chowchilla, CA 93610

Delta Valley Venture, LLC  
PO Box 520  
Chowchilla, CA 93610

Richard & Elaine Moore  
22179 Road 18 ½  
Chowchilla, CA 93610

Komar LLC  
400 Sulphur Bank Dr. # 24  
Clearlake, CA 95423

EZ Investing LLC, Etal  
1523 Los Altos Dr.  
Burlingame, CA 94010

Union Land Dev LLC Etal  
893 Corporate Way  
Fremont, CA 94539

Mario Rios, Etal  
24285 Chowchilla Blvd.  
Chowchilla, CA 93610

David Muller, Succ Tr Etal  
706 Skyview Road  
Mt. Shasta, CA 96067

Nora Ann Batchkoff  
PO Box 10882  
S. Lake Tahoe, CA 96158

Joel & Sonja Dixon  
17157 Avenue 24  
Chowchilla, CA 93610

Jim & Laura Kobzeff  
PO Box 244  
Chowchilla, CA 93610

College Tuition, LLC  
3415 S. Sepulveda Blvd. #330  
Los Angeles, CA 90034

Katharine Denise Affonso  
31700 Duke Rd.  
North Fork, CA 93643-9650

Fred Kobzeff, Etal  
PO Box 839  
La Habra, CA 90633

Cardwell Ranches, LP  
1814 Canal St.  
Merced, CA 95340



## REPORT TO THE PLANNING COMMISSION

May 16, 2018

**AGENDA SECTION:** New Item

**SUBJECT:** **Workshop #4: Zoning and Subdivision Ordinance Update: Special Uses**

**PREPARED BY:** Annalisa Perea, AICP, Contract City Planner

REVIEWED BY CITY ADMINISTRATOR

REVIEWED BY ATTORNEY

REVIEWED BY DIRECTOR - COMMUNITY & ECONOMIC DEVELOPMENT

**CONFLICT OF INTEREST:**

None known

**RECOMMENDATION:**

That the Planning Commission consider the Workshop #4 “Special Uses” presentation, listen to any public comment, and engage in a meaningful discussion regarding this project.

**BACKGROUND:**

The City of Chowchilla’s (City) Zoning Ordinance of the Chowchilla Municipal Code (Titles 18) has never experienced a comprehensive update since its inception back in 1979 and has only undergone piecemeal changes over time. Additionally, the Subdivision Ordinance (Title 17) has experienced little change since its inception. Its primary function is to ensure 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 primary intent is 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.

Workshop #4 will focus on how to treat special uses. These types of uses are typically those that may require special standards that deviate from the rest of the use standards. These would include: drive-thru establishments, adult entertainment establishments, cottage food operations, day care centers, wireless communication facilities, and others. The presentation will go over each use and will allow for community members and the Planning Commission to provide input on the proposed standards for each use.

As a recap, the following public outreach workshops have preceded Workshop #4:

- **Workshop #1:** Introduction to the Zoning & Subdivision Ordinance Update Process;
- **Workshop #2:** Zone Districts & Use Matrix Table;
- **Developers Breakfast:** An opportunity to meet with real estate agents and local developers to discuss local standards and other city-wide issues;
- **Workshop #3:** Zoning Map & Design Standards.

**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. Planning Commission and community involvement will be critical to ensure a successful process.

**FISCAL IMPACT:**

None.