



June 17, 2015 AGENDA
Planning Commission Meeting
130 South Second Street, Civic Center Plaza
7:00 PM

CALL TO ORDER:

ROLL CALL: Commissioners: Chapman, Weidert, Barragan, Zarucchi-Mize, Vander Dussen, Hebert, Cargill

City staff present at the meeting will be noted in the minutes.

PLEDGE OF ALLEGIANCE:

1. PUBLIC ADDRESS

This time is reserved for members of the audience to address the Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. It is recommended that speakers limit their comments between 3 to 5 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 Commission on items on the Agenda should notify the Chairman when that Agenda item is called. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Commission does not respond to public comment at this time. Speakers are asked to please use the microphone, and provide their name and address. Prior to addressing Commission, any handouts are to be provided to the Commission Secretary who will distribute to Commission and appropriate staff.

2. CEREMONIAL/PRESENTATIONS - NONE

3. CONSENT CALENDAR

All items on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Commission Member for special consideration. Otherwise, the recommendation of the Community Development Director will be accepted and acted upon by roll call vote.

3.0 Approval of Minutes for the August 28, 2014 Special Planning Commission Meeting

*Agendas for all Planning Commission meetings are posted at least 72 hours prior to the meeting in the kiosk in front of Civic Center Plaza at 130 South 2nd Street. Written communications from the public for the agenda must be received by Community Development no less than seven (7) days prior to the meeting date.
The City of Chowchilla complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. If you need a hearing device or special assistance, please call (559) 665-8615, ext. 410 at least 4 days prior to the meeting*

4. CONTINUED BUSINESS - NONE

5. **NEW BUSINESS / PUBLIC HEARING**

5.1 Nominations for 2015 Planning Chair

5.2 Nominations for 2015 Planning Vice Chair

5.3 **Consideration of Conditional Use Permit No. 15-0007** to allow an outdoor tank storage facility on 2.13 acres on the east side of Commerce Dr., across from the Snyder California Container facility located at 800 Commerce Dr.

6. **OLD BUSINESS - NONE**

7. **STAFF REPORTS - NONE**

8. **ANNOUNCEMENTS**

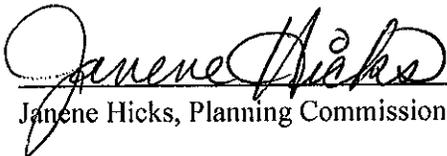
- Next Planning Commission Meeting is scheduled for July 15, 2015

9. **ADJOURNMENT**

NOTICE: Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before or during consideration of the item.

PUBLIC NOTIFICATION

I, Janene Hicks, Planning Commission Secretary for the City of Chowchilla, declare under penalty of perjury that I posted the above Planning Commission Agenda for the meeting of June 17, 2015 at Civic Center Plaza 130 S. Second St. at 10:00a.m. on June 11, 2015.



Janene Hicks, Planning Commission Secretary



August 28, 2014 MINUTES
Special Planning Commission Meeting
130 S. Second Street, Civic Center Plaza

CALL TO ORDER: 7:02

ROLL CALL: Chairman: Ahmed
Commissioners: Chapman, Barragan, Weidert, Zarucchi-Mize

ABSENT: Vice-Chair: Vander Dussen

City Staff Present: Director Ralph Kachadourian, Planning Secretary Janene Hicks

PLEDGE OF ALLEGIANCE: was led by Chairman Ahmed

1. **PUBLIC ADDRESS** No one spoke

2. **CEREMONIAL/PRESENTATIONS**

Swearing-in Commissioner Rhonda Cargill

3. **CONSENT CALENDAR**

3.0 Approval of Minutes for the June 18, 2014 Planning Commission Meeting

Motion by Commissioner Chapman, second by Commissioner Weidert to approve the minutes of the June 18, 2014 meeting. Motion passed by voice vote, with Vice Chair Vander Dussen absent.

4. **CONTINUED BUSINESS – NONE**

5. **NEW BUSINESS / PUBLIC HEARING**

5.1 **Consideration of Conditional Use Permit # 14-0009;** for the establishment and operation of a storage and distribution facility for manufactured pre-cast concrete products with on-site security for J&R Concrete Products, Inc.

Chair Ahmed opened the public hearing to accept testimony regarding the Conditional Use Permit # 14-0009.

Mr. Ramirez spoke

Public Hearing Closed

Motion by Commissioner Weidert, second by Commissioner Chapman to approve the Conditional Use Permit #14-0009 for establishment and operation of a storage and distribution facility J&R Concrete Products, Inc.

6. **OLD BUSINESS - NONE**

7. **STAFF REPORTS** - Update on Community and Economic Development activities.

Director Kachadourian gave the Commission updates on projects.

8. **ANNOUNCEMENTS**

- Next Planning Commission Meeting is scheduled for September 17, 2014

9. **ADJOURNMENT**

Motion by Commissioner Barragan, second by Commissioner Zarucchi-Mize to adjourn the August 28, 2014 Special Planning Commission Meeting. Motion passed by voice vote.

ATTEST:

APPROVED:

Janene Hicks, Planning Secretary

Chair



REPORT TO THE PLANNING COMMISSION

Commission Meeting of June 17, 2015

Agenda Section:	<u>Public Hearing</u>
SUBJECT:	Conditional Use Permit No. 15-0007, Claude & Rose McCombs
Prepared By:	<u>Richard Perkins, Senior Planner</u>
Applicant:	<u>Claude & Rose McCombs</u>
Property Owner:	<u>Claude & Rose McCombs, Trustees</u>
Location:	<u>East Side of Commerce Drive and North of Avenue 24 ½</u>
Current Zoning:	<u>I-2, Heavy Industrial</u>
APN No:	<u>020-250-034</u>

APPLICANT'S REQUEST

Claude & Rose McCombs is seeking approval of Conditional Use Permit No. 15-0007 to allow an outdoor tank storage facility on 2.13 acres on the east side of Commerce Drive, across from the Snyder California Container facility located at 800 Commerce Drive.

HISTORY / BACKGROUND:

Snyder California Container manufactures plastic rotational storage tanks at a facility located on the west side of Commerce Drive. Conditional Use Permit No 89-02 to allow this use was approved by the Planning Commission on July 19, 1989. Due to storage area limitations at the facility, on August 15, 2007, the Commission approved Conditional Use Permit No. 07-0037 to allow an outside storage yard for the plastic tanks on a 3.5 acre parcel at 825 Commerce Drive, across the street from Snyder California Container, on the east side of Commerce Avenue. Subsequent to that approval, on December 8, 2010, the Commission approved Conditional Use Permit No. 10-0012 to delete or modify certain conditions of approval for Conditional Use Permit No. 07-0037 related to the use of forklifts and fencing requirements. The current proposal is to allow expansion of the storage area onto an adjacent parcel to the south of 825 Commerce Drive for easier inventory management and additional space for tanks produced at the manufacturing facility.

Environmental Review Status: This project is categorically exempt under Section 15332 of the California Environmental Quality Act, Class 32, Infill development.

Planning Commission Findings

The Planning Commission, before granting a conditional use permit, must make all of the following findings, (CMC 18.81.040):

- A. The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adjust said use with land and uses in the neighborhood.

The subject 2.13 acre parcel is subject to the provisions of the I-2 (Heavy Industrial) Zone District. Surrounding parcels range in size from 1.98 to 13.38 acres in size and are also zoned I-2. The majority of these parcels are developed with industrial uses. As noted above, a conditional use permit was previously approved for the parcel adjacent to the subject property for the outside storage of tanks produced by the manufacturer. Access to the subject property from the manufacturing facility will be through the adjacent property to the north. For ease of access to the site, the applicant proposes to remove the fencing on the south side of that parcel.

The subject property is proposed to be used as storage for the plastic tanks produced by the manufacturing facility located across the street. According to the applicant, the existing storage area adjacent to the subject property to the north is not sufficient in size to accommodate the number of tanks being produced. As such, additional storage area is required for ease of managing the inventory. Given that the parcel is used exclusively for tank storage, the subject property is adequate in size and shape to accommodate the proposed use.

- B. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

Commerce Drive is improved for the full street width and has curb and gutter. The tanks will be transported from the manufacturing facility to the storage area by forklift using an existing concrete pathway on the north end of Commerce Avenue. The forklifts will access the site through the adjoining parcel to the north, allowed by California Vehicle Code Section No. 4013. No driveway approach from Commerce Avenue to the site is proposed. Given that the forklift traffic will not utilize Commerce Avenue from the manufacturing facility to the site, there will no impact related to streets and highways for the proposed use.

- C. The proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property.

No improvements are proposed for the subject property, therefore there are no required setbacks. As previously described, access to the site will be from the adjacent property to the north. However, there are two requirements of the I-2 District that should be considered by the Commission. The I-2 District refers to the C-2 Zone District for fences, hedges, and wall requirements. Per Section 18.38.120 (B), the outdoor storage of supplies and equipment shall be enclosed by a solid wall of not less than five and not more than six feet in height and may not exceed the height of the wall. However, there are fences in the vicinity of the subject property zoned industrial that are chain link with slats and landscaping to obscure the view of the site. Further, some of the individual tanks may exceed the maximum six foot height restriction. According to the prior use permit applications, the Commission considered these facts and imposed project conditions to ensure minimal visual distraction and the maximum compatibility. To be consistent with these prior approvals, all conditions of approval of the prior applications shall be adhered to.

- D. That the proposed use is consistent with the objectives and policies of the Chowchilla General Plan.

The subject property is designated Heavy Industrial on the General Plan. General Plan policies allow for a variety of industrial uses including manufacturing facilities and outside storage of materials. Given this, the proposed storage of the tanks is consistent with the General Plan.

- E. That the conditions established by the Commission for the conditional use permit are deemed necessary to protect the public health, safety and general welfare.

If Conditional Use Permit Application No. 15-0007 is approved by the Commission, the conditions of approval will protect the public health, safety and general welfare.

STAFF RECOMMENDATION:

Staff believes the required findings can be made and recommends approval of Conditional Use Permit No. 15-0007.

PLANNING COMMISSION ACTION

The Commission's action on CUP No.15-0007 for Claude & Rose McCombs proposed storage parcel will be through the adoption of a resolution.

MOVE TO ADOPT RESOLUTION NO. _____, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHOWCHILLA CALIFORNIA, GRANTING CONDITIONAL USE PERMIT NO. 15-0007 FOR AN OUTSIDE STORAGE YARD ON A ON A 21.3 ACRE PARCEL ADJACENT TO 825 COMMERCE DRIVE AS AN OVERFLOW TANK STORAGE FOR 800 COMMERCE DRIVE IN THE I-2 INDUSTRIAL DISTRICT WITH THE FINDINGS AND CONDITIONS AS SET OUT IN THE RESOLUTION.

or

MOVE TO DENY CONDITIONAL USE PERMIT NO. 15-0007 FOR AN OUTSIDE STORAGE YARD ON A 21.3 ACRE PARCEL ADJACENT TO 825 COMMERCE DRIVE FOR OVERFLOW STORAGE FOR 800 COMMERCE DRIVE WITH THE FOLLOWING FINDING(S): (specify)

ATTACHMENTS:

- | | |
|-----------|-----------------------|
| Exhibit 1 | Resolution No. |
| Exhibit 2 | Exhibit "A" |
| Exhibit 3 | Vicinity Map |
| Exhibit 4 | Site Plan |
| Exhibit 5 | Operational Statement |

PLANNING COMMISSION RESOLUTION # -15

**APPROVAL OF CONDITIONAL USE PERMIT APPLICATION NO. 15-0007 REQUESTED BY
CLAUDE AND ROSE McCOMBS FOR AN
OUTDOOR TANK STORAGE FACILITY FOR SNYDER CALIFORNIA CONTAINER**

WHEREAS, a Conditional Use Permit application was submitted to the City of Chowchilla by Claude and Rose McCombs, requesting authorization to establish an outdoor tank storage facility for Snyder California Container; and

WHEREAS, the subject property for the use is a 2.13 acre undeveloped parcel located on the east side of Commerce Drive approximately 600 feet north of Avenue 24½ identified by Assessor Parcel Number 002-250-034; and

WHEREAS, the proposed use is consistent with the Heavy Industrial land use designation in the 2040 General Plan and with the I-2, Heavy Industrial zone district classification which specifies that all uses within this zone are subject to a Conditional Use Permit in accordance with Chowchilla Municipal Code Section 18.42.030; and

WHEREAS, the proposed use is considered an infill development project that is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines under Section 15332 (Class 32); and

WHEREAS, the Conditional Use Permit application was evaluated by representatives from various City Departments (Administration, Police, Fire, Public Works,) to formulate a set of Conditions of Approval; and

WHEREAS, the Public Hearing Notice for the proposed project was duly published in the local newspaper, mailed to surrounding property owners and posted at the Civic Center Plaza kiosk pursuant to the requirements of Section 18.84 of the Chowchilla Municipal Code.

WHEREAS, the Planning Commission considered the information presented in the staff report and its attached documents, including public testimony and all evidence presented at the public hearing, and using its independent judgment based on the evidence presented in the record, that all of the following findings pursuant to Section 18.81.040(A-E) of the Zoning Ordinance can be made at this time:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Chowchilla, using its independent judgment has determined the following:

1. The above recitals are true and correct;
2. Based upon a complete review of the administrative record, the Planning Commission finds that all of the following findings pursuant to Section 18.81.040(A-E) of the Zoning Ordinance can be made at this time:
 - A. The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adjust said use with land and uses in the neighborhood;

The existing site provides for development of industrial related facilities and the use will provide adequate access including on-site and off-site improvements that will accommodate the proposed facility.

- B. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

The site is served by Commerce Drive which is improved for the full street width and has curb and gutter. The tanks will be transported from the manufacturing facility to the storage area by forklift using an existing concrete pathway on the north end of Commerce Avenue. The forklifts will access the site through the adjoining parcel to the north, allowed by California Vehicle Code Section No. 4013. No driveway approach from Commerce Avenue to the site is proposed. Given that the forklift traffic will not utilize Commerce Avenue from the manufacturing facility to the site, there will no impact related to streets and highways for the proposed use.

- C. The proposed use will have no adverse effect upon adjoining or other properties;

No improvements are proposed for the subject property, therefore there are no required setbacks. As previously described, access to the site will be from the adjacent property to the north. However, there are two requirements of the I-2 District that should be considered by the Commission. The I-2 District refers to the C-2 Zone District for fences, hedges, and wall requirements. Per Section 18.38.120 (B), the outdoor storage of supplies and equipment shall be enclosed by a solid wall of not less than five and not more than six feet in height and may not exceed the height of the wall. However, there are fences in the vicinity of the subject property zoned industrial that are chain link with slats and landscaping to obscure the view of the site. Further, some of the individual tanks may exceed the maximum six foot height restriction. According to the prior use permit applications, the Commission considered these facts and imposed project conditions to ensure minimal visual distraction and the maximum compatibility. To be consistent with these prior approvals, all conditions of approval of the prior applications shall be adhered to.

- D. The proposed use is consistent with the objectives and policies of the Chowchilla General Plan;

The proposed use is consistent with the 2040 General Plan Heavy Industrial (HI) designation as a conditionally permitted use.

- E. The conditions established by staff and considered by the Commission for the Conditional Use Permit are deemed necessary to protect the public health, safety and general welfare;

The proposed use and its operations will be subject to specific conditions of approval which will meet this finding.

3. Approval of Conditional Use Permit Application No. 15-0007, will be subject to the Conditions of Approval identified under Exhibit A for this project;
4. Authorizes staff to issue a final letter of approval to the applicant;
5. This resolution is effective immediately upon adoption.

EXHIBIT "A"

1. All Conditions of Approval of previously approved Conditional Use Permit Nos. 89-02, 07-0037, and 10-0012 remain in full force and effect.
2. The proposed use shall be operated in accordance with the Operational Statement submitted by the applicant.
3. The applicant is responsible for the maintenance of weed and vegetation growth on the entire property. All vegetation shall be maintained to meet fire safety requirements of the Municipal Code.
4. There shall be no truck parking or loading in the street.
5. A six foot chain link fence shall be installed on the property line along Commerce Drive and extending around the entire site, with the exception of the north property line.
6. The Commerce Drive frontage shall be landscaped with trees or shrubs to provide screening of the stored tanks. As a minimum one of the shrubs or trees shall be selected from the following list and specifications. An irrigation system shall be provided for the landscaping and bubblers may be used for the trees and shrubs.

Shrub Photinia has a thick cluster of leaves that start out orange and gradually turn green. Site distance at the driveways will need to be maintained.

Trees Chinese Pistache, Redspire Pear or Capital Pear: 15 gallon trees placed 30 feet on center approximately five feet from the fence.
Coast Redwood such as Aptos Blue, 15 gallon trees placed no farther than 25 feet on center and ten feet from the fence. The redwoods grow 3-5 feet a year, providing height and spread.

Other trees or shrubs can be considered. The effect and number would be guided by the listing above and would need City staff approval.

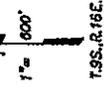
7. The area between the curb and fence along Commerce Drive shall be kept free of weed and debris. Likewise the storage area shall also be maintained free of weeds and debris.
8. Any sign installed on the site shall be subject to the standard sign criteria and the required permit(s) shall be obtained.
9. The applicant shall comply with San Joaquin Valley Unified Air Pollution Control District guidelines and rules for PM10.
 - a. Travel ways for equipment operating in the storage area at the rear of the lot shall be treated with an approved material for dust control.
 - b. The treatment application for dust stabilization of the travel ways shall be approved by the Director of Public Works prior to application.
10. Tanks stored on this site may not exceed twenty (20) feet; stacked tanks may not exceed a height of fifteen (15) feet. The taller tanks shall be moved to the center of the site to minimize the height of storage when viewed from the street.
11. If more than 50 cubic yards of soil is disturbed, a Grading and Drainage Plan shall be submitted and approved by the Director of Public Works.

POR. SEC. 29 & 32 T.9S. R.16E. M.D.B.&M.

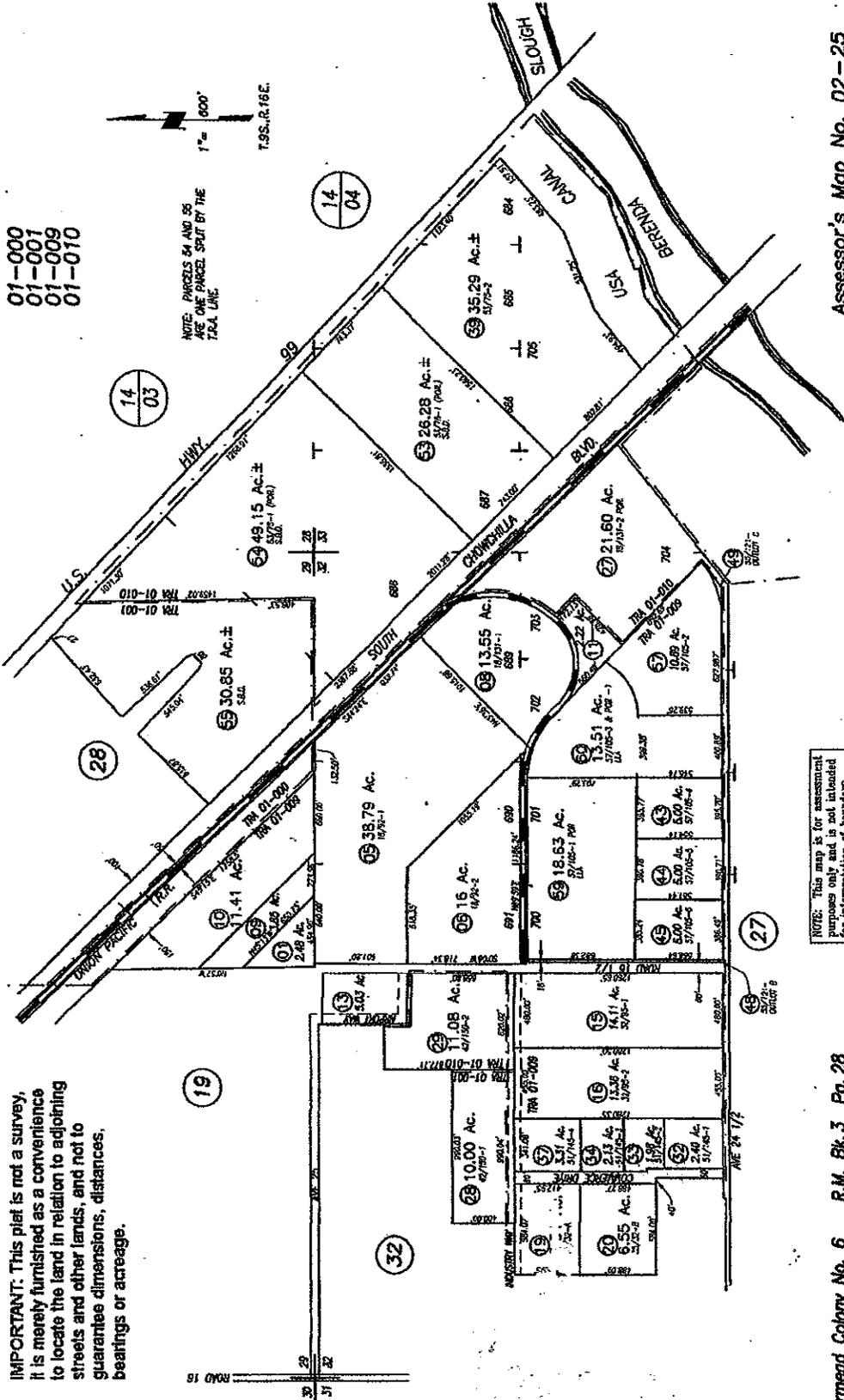
02-25

Tax Area Code

- 01-000
- 01-001
- 01-009
- 01-010



NOTE: PARCELS 54 AND 55 ARE ONE PARCEL SPLIT BY THE T.R.A. LINE.



IMPORTANT: This plat is not a survey, it is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands, and not to guarantee dimensions, distances, bearings or acreage.

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

Existing "SNYDER" Operations

Existing "BWC" Operations

COMMERCE DRIVE

10' Public Utility easement
Existing curb & gutter

EXISTING "SNYDER" STORAGE YARD

Existing 6'0" high chain link fence -
Portion to be removed for access

341.07

APN 002-250-034

PARCEL 3

2.13 Acres

"SNYDER" YARD
PROPOSED
STORAGE
EXTENSION

Proposed new
6'0" high
chain link
fencing

Centerline 10' storm drain
Pipeline easement

Power pole

Grading plans
will be provided
by Dave Christian Construction

Existing 6'0" high chain link
fencing

341.2

40'

STORM DRAIN EASEMENT

272.5

SITE PLAN

Scale 1" = 50'

COMMERCIAL DRIVE
CHOWCHILLA, CA 93610

BY: APPLICANT RASE McCOMBS
DATE: MARCH 20, 2015

City of Chowchilla - Operational Statement Checklist (20 Items)

Item	Description						
1	Nature - Continuation of existing storage yard - to assist in easing congested inventory space.						
2 to 5, & 7	Operational hours, customers, employees, parking, services, deliveries, have no impact, or change as are included in the existing adjacent yard. Merely adding space to free up crowded inventory.						
6	Access to the site is a public road - Commerce Drive.						
8	No goods sold on site.						
9	Equipment used within site - fork lift.						
10	Materials stored consist of polyethylene tanks .						
11	Tanks are stored neatly - no noise, dust, odor, or glare.						
12	No solid or liquid wastes involved.						
13	No water use is required - .						
14	No proposed advertising.						
15, 16	No proposed, or existing buildings - just a fenced storage yard.						
18	Landscaping - if any, kept at a minimal - 6 foot cyclone fencing exists on sides and back, will add same to front.						
19	Additional information - not much to add. Just a storage yard use, similar to adjacent lot, same use, same Tenant. Adding space for easier inventory management.						
20	<table border="0" style="width: 100%;"> <tr> <td colspan="2">° Owners and Use described:</td> </tr> <tr> <td style="width: 50%;"> Owners: The McCombs Family Trust Claude & Rose McCombs, trustees 250 San Juan Avenue Santa Cruz, CA 95062 </td> <td style="width: 50%;"> Tenants: Snyder Industries 800 & 825 Commerce Dr. Chowchilla, CA 93610 </td> </tr> <tr> <td style="width: 50%;"> Scheduling: April 2015 </td> <td style="width: 50%;"> Purpose: Ease overflow Use: - Storage yard </td> </tr> </table>	° Owners and Use described:		Owners: The McCombs Family Trust Claude & Rose McCombs, trustees 250 San Juan Avenue Santa Cruz, CA 95062	Tenants: Snyder Industries 800 & 825 Commerce Dr. Chowchilla, CA 93610	Scheduling: April 2015	Purpose: Ease overflow Use: - Storage yard
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Owners: The McCombs Family Trust Claude & Rose McCombs, trustees 250 San Juan Avenue Santa Cruz, CA 95062	Tenants: Snyder Industries 800 & 825 Commerce Dr. Chowchilla, CA 93610						
Scheduling: April 2015	Purpose: Ease overflow Use: - Storage yard						

Prepared by: Rose McCombs
Date: April 10, 2015

Conditional Use Permit Application - additional information

- 1) The proposed extension yard will serve the current manufacturing facility across the street.
- 2) The purpose of the storage yard is to relieve congestion. When Snyder is operating 24/7 the inventory expands and more space is required to store the finished products.

Also the shipping of the product steps up as well. The current yard will be relieved by the additional storage space in the new yard, allowing more room for easier truck loading of out going product.

- 3) Better description of use: Inventory storage of polyethylene tanks of various sizes. Quantity and size will vary depending on market demand and inventory decisions made by marketing various seasons of the year.
- 4) Mode of travel used to relocate the storage items will be via fork lift from the manufacturing facility to the storage area. The estimated frequency of the transfers would be six to ten times per day. Hours of the day for the transfers would be generally 8 AM to 5 PM.
- 5) Customers will not come to the new yard.
- 6) There is no outdoor lighting for the new yard.
- 7) Other information regarding the use - nothing to add - no change in use, Lessee or Landlord. Even the same grader as the adjacent yard.
- 8) The entire fence will be removed on the adjacent parcel to the north to allow access to the new yard.