



AGENDA REGULAR MEETING

CHOWCHILLA PLANNING COMMISSION MEETING

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

November 16, 2016 | 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: Vacant

Commissioners: Barragan, Zarucchi-Mize, Van Dussen, Cargill, Weidert

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 None

PUBLIC HEARINGS – Section 4

4.1 Consideration of an Amendment to Title 18 of the Municipal Code to add Chapter 18.50 - Specific Plan Overlay Zone.

The proposed Amendment would allow a Specific Plan for any area of the City to become the zoning for that area. The overlay zone would go into affect for a specific area of the City upon adoption of that specific plan as an overlay zone.

DEFERRED BUSINESS – Section 5

NONE

NEW BUSINESS – Section 6

NONE

ANNOUNCEMENTS – Section 7

- ❖ Next Planning Commission Meeting is scheduled for December 21, 2016.

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 November 16, 2016 at the Chowchilla Civic Center, 130 S Second Street on November 9 at 10:30 am.



Janene Hicks
Planning Secretary



**MINUTES
SPECIAL MEETING**

CHOWCHILLA PLANNING COMMISSION MEETING

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

July 5, 2016

CALL TO ORDER: 7:03 PM

ROLL CALL:

Chairman: Chapman

Vice Chair: Hebert

Commissioners: Zarucchi-Mize, Cargill, Weidert

ABSENT: Van Dussen, Barragan

CITY STAFF PRESENT: Contract Planner, Perea; Public Works Director, Locke; Planning Secretary Hicks

PLEDGE OF ALLEGIANCE: Led by Chair Chapman

CEREMONIAL / PRESENTATIONS – Section 1

NONE

PUBLIC ADDRESS

NONE

STAFF REPORTS – Section 2

2.1 STAFF REPORTS

Written/Oral Reports - NONE

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 NONE

PUBLIC HEARINGS – Section 4

4.1 Consideration of Conditional Use Permit Application No. 16-0011, Cricket Wireless Store in a C-3 Zone District

Motion by Commissioner Cargill, second by Commissioner Weidert to approve Conditional Use Permit No. 16-0011, Cricket Wireless Store in a C-3 Zone District; Resolution 16-04 Motion passed, with Commissioner Zarucchi-Mize voting no, with Commissioners Barragan and Van Dussen absent.

DEFERRED BUSINESS – Section 5

NONE

NEW BUSINESS – Section 6

NONE

ANNOUNCEMENTS – Section 7

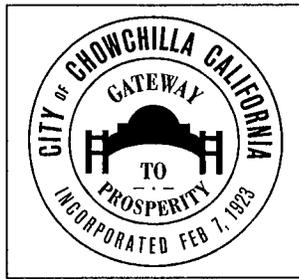
❖ Next Regular Planning Commission Meeting is scheduled for July 20, 2016.

ADJOURNMENT

ATTEST:

Janene Hicks
Planning Secretary

Chair



STAFF REPORT TO THE PLANNING COMMISSION

Commission Meeting of November 16, 2016

Agenda Section:	<u>Public Hearing</u>
Subject:	<u>Change of Zone No. 16-0015</u>
Applicant:	<u>City of Chowchilla</u>
Location:	<u>City-wide</u>
Prepared By:	<u>David Leonard, Contract City Planner</u>

APPLICANT'S REQUEST:

The City of Chowchilla is initiating a text amendment to Title 18 of the Code of the Chowchilla Municipal Code (Zoning) to create a Specific Plan (SP) Zone as a new Chapter 18.50. The Specific Plan Zone may be applied to any property within the City that lies within the boundary of an adopted specific plan.

A specific plan must be prepared in compliance with Government Code Sections 65450 et seq. and shall include detailed conditions, programs, development regulations, and design guidelines. Allowed densities and uses are based on the densities and uses in the Specific Plan.

HISTORY AND BACKGROUND

The City of Chowchilla has approved one specific plan known as Rancho Calera, located on Robertson Boulevard, east of the 99 Freeway. The Specific Plan zone would default to the adopted specific plan for all uses, densities, standards, and guidelines. Where such information is not contained in the specific plan document, development would then revert to the underlying City zoning district as defined in the specific plan. This action would avoid conflicting regulations between a specific plan and the zoning ordinance, while customizing development standards to the land uses established by the specific plan.

CEQA DETERMINATION

The proposed ordinance qualifies for an exemption under CEQA pursuant to Section 15282 (l) where the activities and approvals by a local government necessary for the preparation of general plan amendments pursuant to Public Resources Code § 29763

as set forth in Section 21080.22 of the Public Resources Code. Section 29763 of the Public Resources Code refers to local government amendments made for consistency with the Delta Protection Commission's regional plan.

STAFF RECOMMENDATION

Staff recommends approval of Change of Zone 16-0015.

PLANNING COMISSION ACTION

The Commission's action on Change of Zone No. 16-0015 to establish a Specific Plan Zone will be through the adoption of a resolution.

MOVE TO ADOPT RESOLUTION N. 16-5, A RESOLUTON OF THE PLANNING COMMISSION OF THE CITY OF CHOWCHILLA RECOMMENDING CITY COUNCIL APPROVAL OF CHANGE OF ZONE 16-0015, A TEXT AMENDMENT TO TITLE 18 (ZONING ORDINANCE OF THE CITY OF CHOWCHILLA) TO ESTABLISH A SPECIFIC PLAN (SP) ZONING DISTRICT. (CITY-WIDE)

or

MOVE TO DENY RESOLUTION NO. 16-5, A RESOLUTON OF THE PLANNING COMMISSION OF THE CITY OF CHOWCHILLA, RECOMMENDING CITY COUNCIL APPROVAL OF CHANGE OF ZONE 16-0015, A TEXT AMENDMENT TO TITLE 18 (ZONING ORDINANCE OF THE CITY OF CHOWCHILLA) TO ESTABLISH A SPECIFIC PLAN (SP) ZONING DISTRICT. (CITY-WIDE) WITH THE FOLLOWING FINDINGS: (specify).

RESOLUTION NO. 16-5

**A RESOLUTION BY THE CHOWCHILLA PLANNING COMMISSION
RECOMMENDING CITY COUNCIL APPROVAL OF CHANGE OF ZONE 16-
0015, A TEXT AMENDMENT TO TITLE 18 (ZONING ORDINANCE OF THE
CITY OF CHOWCHILLA) TO ESTABLISH A SPECIFIC PLAN (SP) ZONING
DISTRICT. (CITY-WIDE)**

WHEREAS, a Change of Zone was initiated by the City of Chowchilla to establish a new Specific Plan (SP) Zone as Chapter 18.50 of Title 18 of the City of Chowchilla Municipal Code, and

WHEREAS, the Specific Plan (SP) Zone would apply to any property in the City of Chowchilla for which a specific plan, conforming to Sections 65450 and 65457 of the State Government Code, has been adopted, and

WHEREAS, implementation of the Specific Plan Zone (SP) is intended to establish permitted uses, development regulations and design standards that relate directly to the provisions of an adopted specific plan, and to avoid conflicting uses, regulations, and standards between a specific plan and the provisions of Title 18, and

WHEREAS, the Chowchilla Planning Commission conducted a public hearing on November 16th 2016 to recommend that the City Council of Chowchilla adopt Chapter 18.50 of Title 18 of the Municipal Code, and

WHEREAS, the Planning Commission carefully considered the public testimony, and comments for the Change of Zone, and

WHEREAS, the Change of Zone is consistent with the 2040 General Plan and the Rancho Calera Specific Plan.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Chowchilla does hereby recommend APPROVAL of the Change of Zone.

PASSED, AND ADOPTED BY THE Planning Commission of Chowchilla, this 16th day of November 2016 by the following vote:

AYES:

NOES:

ABSENT:

Planning Commission Chair

ATTEST

Janene Hicks, Planning Commission Secretary