



MINUTES CITY OF CHOWCHILLA SPECIAL PLANNING COMMISSION

Civic Center Plaza, 130 S. Second Street

March 9, 2011
7:00 PM

CALL TO ORDER: 7:07pm

ROLL CALL:

Chairman:	Munera
Vice-Chairman:	Horn arrived at 7:28
Commissioners:	Barragan, Donegan, Chapman, Yancy, Zarucchi-Mize
Community Development Manager:	Wiederhold
Assistant City Attorney:	Donaldson
Recording Secretary:	Hicks
Valley Planning Consultants:	Skinner

PLEDGE OF ALLEGIANCE:

PUBLIC ADDRESS - SECTION 1

None

CONSENT CALENDAR - SECTION 2

2.1 **APPROVAL OF MINUTES: January 19, 2011 and March 2, 2011**

Motion by Vice-Chairman Horn, second by Commissioner Chapman to approve the minutes from the January 19, 2011 Planning Commission meeting and the March 2, 2011 Planning Commission Workshop. Motion passed unanimously.

PUBLIC HEARINGS – SECTION 3

3.1 **CONSIDER RECOMMENDING APPROVAL OF THE DRAFT 2040 CHOWCHILLA GENERAL PLAN AND CERTIFICATION OF THE FINAL EIR, INCLUDING THE RANCHO CALERA SPECIFIC PLAN**

Tom Skinner, Valley Planning Consultants, Inc. gave the power point presentation on the General Plan, Rancho Calera Specific Plan, EIR and Annexation.

Chairman Munera called a recess at 7:30.

The meeting was reconvened at 7:36 by Chairman Munera.

Motion by Vice-chairman Horn, second by commissioner Zarucchi-Mize to separate the Rancho Calera Specific Plan and continue this item to the next meeting. Motion did not pass, roll call vote 3/4 - Vice-chairman Horn – yes; Chairman Munera – yes; Commissioner Zarucchi-Mize – yes; Commissioner Barragan – no; Commissioner Donegan – no; Commissioner Yancy – no; Commissioner Chapman – no;

Marshall Krupp, Community Systems Associates, Inc. Consultant to the Chowchilla Elementary School District and the Chowchilla Union High School District. He spoke on concerns that the School Districts have related to the General Plan and the Public Hearing notice.

Vice-Chairman Horn asked for clarification that the Planning Commission is not breaking or violating any laws for going forward with this meeting tonight.

Assistant City Attorney Donaldson asked for a recess so that he could review the Public Hearing notice that was published in the February 24 & 25, 2011 Madera Tribune and March 2, 2011 Chowchilla News.

Chairman Munera called a recess at 8:20.

The meeting was reconvened at 8:30 by Chairman Munera.

Assistant City Attorney Donaldson stated he had reviewed the public hearing notice that was published in the Madera Tribune on February 24 & 25, 2011 and the Chowchilla News on March 2, 2011, and there does appear to be an error in notification to the Chowchilla School Districts in writing. Acting City Administrator Varney did verbally notify the Superintendent of Schools on February 25, 2011 of the Workshop and Public Hearing. In addition there was a typographical error calling the EIR a “Final” not a “Draft” EIR and also calling out an Ordinance, there is no Ordinance involved in this process at this time, these are minor errors. It is his suggestion that after the Planning Commission hears all of the testimony, and all comments are taken into consideration, that another Workshop be done by the City Council after this Commission has made recommendation to the City Council and the proper 10 day notice be given to the School Districts and any one else who has requested notice.

Assistant City Attorney Donaldson stated that he was comfortable that City is not violating any law by proceeding with this meeting.

Glenn Pace, Pembroke Development, Rancho Calera, spoke regarding the Rancho Calera project.

James Pace, Pembroke Development, Rancho Calera, gave an overview of the project.

Primo Nuneo, 24450 Road 19, stated his concerns regarding the Community of Fairmead, and that he is a member of the Fairmead Community and Friends. He would like to recommend that the Planning Commission and the Fairmead Community and Friends get together and talk about their needs and concerns.

Norman Allinder, Madera County Planning Director, stated that he works closely with the Community of Fairmead and Madera County has given their written comments on the project. He also stated that he

encourages and supports the recommendation that the City Council have a Workshop because more public input is good.

Motion by Commissioner Chapman to close the Public Hearing, second by Commissioner Barragan motion passed unanimously by voice vote.

Motion by Vice-Chairman Horn to deny recommendation of Draft General Plan, Draft EIR and Rancho Calera Specific Plan to City Council, motion lost for lack of a second.

Motion by Commissioner Yancy to approve recommendation of the Draft General Plan, Draft EIR and Rancho Calera Specific Plan to City Council, with the recommendation that City Council hold a workshop with the school districts before City Council approves the Draft General Plan, Draft EIR and Rancho Calera Specific Plan, second by Commissioner Chapman. Motion passed with Vice-Chairman Horn voting no.

DEFERRED BUSINESS – SECTION 4

None

NEW BUSINESS – SECTION 5

None

OLD BUSINESS – SECTION 6

None

STAFF REPORTS – SECTION 7

None

ANNOUNCEMENTS – SECTION 8

None

ADJOURNMENT

Motion by Vice Chairman Horn, second by Commissioner Donegan to adjourn the March 9, 2011 Special Planning Commission Meeting at 9:03pm. Motion passed unanimously.

ATTEST:

APPROVED:

Liz Wiederhold
Community Development Manager

Jose J. Munera
Chairman