



AGENDA
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

Mayor Pro Tem: Dennis Haworth

Council: Waseem Ahmed, Ray Barragan, John Chavez

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

OPEN SESSION

PLEDGE OF ALLEGIANCE:

INVOCATION:

WORKSHOP

Workshop #2 Industrial Specific Plan Update (Perea)

ADJOURNMENT

I, Janene Hicks, Planning Secretary do hereby declare under penalty of perjury that the foregoing agenda was posted at the Chowchilla City Hall, 130 S Second Street, Chowchilla, CA and made available for public review on this 15th day of February at or before 5:00 p.m.

Janene Hicks
Planning Secretary



Item # 1

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REPORT TO THE CITY COUNCIL & PLANNING COMMISSION

Meeting of: February 21, 2018

AGENDA SECTION: New Items

SUBJECT: Community Workshop #2: Industrial Park Specific Plan

PREPARED BY: Annalisa Perea, AICP, Contract City Planner

REVIEWED BY ADMINISTRATOR

REVIEWED BY ATTORNEY

REVIEWED BY PLANNING MANAGER

CONFLICT OF INTEREST:

None known

RECOMMENDATION:

Following presentation by QK planners, participate in open dialogue and accept suggestions from public and stakeholders. QK will balance and incorporate suggestions of workshop participants and return to the PC and CC with the completed Draft Specific Plan for confirmation at a final study session in March. No other action is requested at this time.

BACKGROUND:

Chowchilla has approximately 2000 acres of land zoned for light and heavy industrial use. At present, no further planning direction has been provided for this land other than the broad policies of the General Plan and the limited standards that are currently in place within the Zoning Ordinance for industrial uses. The next stage in forming a vision for how this land can be developed is by creating a Specific Plan.

A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of the development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of an area.

The specific plan process uses detailed planning of a defined area to ensure conformance with the goals and objectives of the general plan. It also ensures that future development and public improvements will be built according to the use, design, phasing, and financing provisions developed for the specific plan area. State Government Code Section 65451 requires a specific plan to include a text and diagrams which specify:

- The distribution, intensity, and location of land uses in the plan area;
- The proposed location and type of major infrastructure needed to support the land uses described in the plan;
- Standards and criteria by which development will proceed;
- Implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out all of the above; and
- A statement of the relationship of the specific plan to the general plan.

In addition to being flexible and adaptable, specific plans offer the following advantages:

- Create a high quality industrial/commercial region which is compatible with its surroundings;
- Efficiently guide new development and improvements;
- Address infrastructure and service needs;
- Reduce development costs by coordinating land use with supporting infrastructure such as streets, sewers, and water lines; and
- Involve the public in community or neighborhood planning.

During the first Project workshop in November 2017, the City Council and Planning Commission heard a presentation about the status and learned more about what type of content would be included within the document. Workshop #2 will provide another opportunity for the City Council, Planning Commission, stakeholders and general public to provide input to help guide the direction of the development of this Specific Plan. An advertisement flyer for this workshop was distributed to community groups/leaders to distribute amongst their organizations, was advertised on social media and was mailed to each property owner, as listed on record with the County of Madera, within the proposed Industrial Park Specific Plan boundary.

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