



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, February 13, 2024
6:00 p.m.

Council Chambers
City Hall

The Council Chambers will be open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 89515038216# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/89515038216>. Comments will also be accepted via email at planningcommissionpubliccomment@madera.gov or by regular mail at 205 W. 4th Street, Madera, CA 93637.

CALL TO ORDER:

ROLL CALL:

Chairperson Robert Gran Jr.
Vice Chair Ramon Lopez-Maciel
Commissioner Rohi Zacharia
Commissioner Khubaib Sheikh
Commissioner Balwinder Singh
Commissioner Saim Mohammad
Commissioner Jose Eduardo Chavez

INTRODUCTION OF STAFF:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: None

PUBLIC COMMENT:

The first 15 minutes of the meeting are reserved for members of the public to address the Commission on items which are within the subject matter jurisdiction of the Commission. Speakers shall be limited to three minutes. Speakers will be asked, but are not required, to identify themselves and state the subject of their comments. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on

the Agenda should be held until the hearing is opened. 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.

PUBLIC HEARINGS:

1. CUP 2023-10 & SPR 2023-28 – Pizza Factory

Subject: Consideration of an application for a Conditional Use Permit (CUP 2023-10) and Site Plan Review (SPR 2023-28) to obtain a California Department of Alcoholic Beverage Control (ABC) Type 41 License (On-Sale Beer & Wine – Eating Place). The site is located within the Madera Marketplace Shopping Center, generally located on the northeast corner of the intersection of West Cleveland and North Schnoor Avenues, at 2073 West Cleveland Avenue.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the Planning Commission of the City of Madera adopting a determination of Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) for the project and approving Conditional Use Permit 2023-10 and Site Plan Review 2023-28, subject to the findings and conditions of approval.

2. VAR 2023-02 & TPM 2021-02

Subject: Consideration of a waiver of utility undergrounding requirements and an appeal of the conditions of approval for a Variance (VAR 2023-02) and Tentative Parcel Map (TPM 2021-02) pertaining to ± 0.30 acres of property located on the easterly corner of the intersection of Vineyard Avenue and Clinton Street, at 405 Vineyard Avenue.

Recommendation:

Conduct the public hearing and adopt:

- a. A Resolution of the Planning Commission of the City of Madera granting a waiver of utility undergrounding requirements in accordance with City Municipal Code (CMC) § 10-2.702.5(A) and subject to the required findings; and, approving certain revisions to the conditions of approval for Variance (VAR 2023-02) and Tentative Parcel Map (TPM 2021-02) in response to the applicant's appeal.

3. REZ 2023-03 – South I St. Professional Offices

Subject: Consideration of an application for a Rezone (REZ 2023-03) proposing to rezone a 0.23-acre site located on the northeasterly side of South I Street between West Yosemite Avenue and West 6th Street, at 119 South I Street, from the R3 (Residential, One unit per 1,800 sq. ft.) zone district to the C1 (Light Commercial) zone district to facilitate development of the site for professional and business offices uses in accordance with Site Plan Review 2023-18.

Recommendation:

Conduct the public hearing and adopt:

- a. A Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera adopt Determinations of Categorical Exemptions

pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15303/Class 3 (New Construction or Conversions of Small Structures) and 15332/Class 32 (In-Fill Development Projects) and approve Rezone Application No. REZ 2023-03.

4. TSM 2022-01 & TSM 2023-02 - Carmel II and Carmel IV

Subject: Consideration of an application for two Tentative Subdivision Maps (TSM 2022-01/Carmel II and TSM 2023-02/Carmel IV) pertaining to ±57.53 acres of property located on the southwest corner of the intersection of West Pecan Avenue and Stadium Road (Rd 26½). The two maps will subdivide two parcels for purposes of creating a combined 317-lot single family residential planned development (104-lot Carmel II & 213-lot Carmel IV).

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the Planning Commission of the City of Madera adopting the Mitigated Negative Declaration (SCH No. 2023120574) and the Mitigation Monitoring and Reporting Program prepared for the project and approving Tentative Subdivision Map 2022-01 and Tentative Subdivision Map 2023.02, subject to the findings and conditions of approval.

5. CUP 2021-12, CUP 2021-13 & SPR 2021-25 – Airport Chevron

Subject: Consideration of applications for Conditional Use Permits (CUP’s 2021-12 & 13) and Site Plan Review (SPR 2021-25) requesting authorization for the development of a 24-hour highway travel center composed of a 2,992 sq. ft. convenience store and a 2,000 sq. ft. fast food restaurant with a drive-through, an automobile service station and canopy (6 pump islands and 12 fueling positions) and associated improvements on ± 1.14 acres of property located on the southwest corner of the intersection of Avenue 17 and Airport Drive. CUP 2021-12 and CUP 2021-13 request authorization to allow for the sale of tobacco products and to obtain a California Department of Alcoholic Beverage Control (ABC) Type 20 license for Off-Sale Beer & Wine in conjunction with the convenience store and for consumption off premises.

Recommendation:

Conduct the public hearing and adopt:

- a. A Resolution of the Planning Commission of the City of Madera adopting Negative Declaration (SCH No. 2024010279) for the project and approving Conditional Use Permits 2021-12, 2021-13 and Site Plan Review 2021-25, subject to the findings and conditions of approval.

6. TPM 2020-01 EXT, PPL 2020-03 EXT and VAR 2020-02 EXT – Grove Garden Apartments

(This item is being continued to the March 12, 2024 Planning Commission Meeting)

Subject: Consideration of a Discretionary Extension Request for Tentative Parcel Map No. 2020-01, Precise Plan No. PPL 2020-03, and Variance Application No. VAR 2020-02 for the Grove Gardens Apartment Project Located on the Southeast Corner of Maple and Noble Streets. (Extension No. 1)

7. GPA 2022-08, SPA 2022-04 & REZ 2022-09

(This item is being continued to the March 12, 2024 Planning Commission Meeting)

Subject: Consideration of an application for a General Plan Amendment (GPA 2022-08), Specific Plan Amendment (SPA 2022-01) and Rezone (REZ 2022-09) pertaining to ±2.3 acres of property located on the westerly corner of the intersection of North Schnoor Avenue and Foxglove Way.

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the Planning Department's Office at (559) 661-5430 or emailing planninginfo@madera.gov. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested accommodation. Requests may also be delivered/mailed to: City of Madera, Attn: Planning Department, 205 W. 4th Street, Madera, CA 93637. At least seventy-two (72) hours' notice prior to the meeting is requested but not required. When making a request, please provide sufficient detail that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.
- The services of a translator can be made available. Please contact the Planning Department at (559) 661-5430 or emailing planninginfo@madera.gov to request translation services for this meeting. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be submitted in advance of the meeting to allow the City sufficient time to provide or arrange for the requested services. At least seventy-two (72) hours' notice prior to the meeting is requested but not required.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the City of Madera – Planning Department, 205 W. 4th Street, Madera, CA 93637 during normal business hours.

Pursuant to Section 65009 of the Government Code of the State of California, notice is hereby given that if any of the foregoing projects or matters is challenged in Court, such challenge may be limited to only those issues raised at the public hearing, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

All Planning Commission actions may be appealed to the City Council. The time in which an applicant may appeal a Planning Commission action varies from 10 to 30 days depending on the type of project. The appeal period begins the day after the Planning Commission public hearing. There is NO EXTENSION for an appeal period.

If you have any questions or comments regarding this hearing notice, you may call the Planning Department at (559) 661-5430. Si usted tiene preguntas, comentarios o necesita ayuda con interpretación, favor de llamar el Departamento de Planeamiento por lo menos 72 horas antes de esta junta (559) 661-5430.