



**REGULAR MEETING AGENDA
CITY OF MADERA
PLANNING COMMISSION**

**CITY HALL – COUNCIL CHAMBERS
TUESDAY
May 12, 2020
6:00 pm**

This meeting will be conducted pursuant to the provisions of the Governor’s Executive Order which suspends certain requirements of the Ralph M. Brown Act. Members of the public may participate in the meeting remotely through an electronic meeting in the following ways; via phone by dialing (669) 900-6833 enter ID: 97313628604# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/97313628604>. Public comment will also be accepted via email at planningcommissionpubliccomment@madera.gov

CALL TO ORDER

ROLL CALL

Commissioner Israel Cortes (Chairperson)
Commissioner Robert Gran Jr. (Vice Chairperson)
Commissioner Richard Broadhead
Commissioner Ryan Cerioni
Commissioner Ramon Lopez-Maciel
Commissioner Pamela Tyler
Commissioner Alex Salazar

INTRODUCTION OF STAFF

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The first fifteen 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 the hearing is opened. 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.

MINUTES: August 13, 2019, September 10, 2019, October 8, 2019 & April 2020

NON-PUBLIC HEARING ITEMS: None

CONSENT ITEMS:

1. GPC 2020-02 – Acquisition of Property for Fire Station #56 Expansion

Consideration of adoption of a resolution of the Planning Commission of the City of Madera finding that the City's acquisition of property located at 621 East 4th St. (APN: 007-093-003) is in conformance with the General Plan.

PUBLIC HEARING ITEMS:

1. GPA 2020-01, SPR 2020-01 & VAR 2020-01 – Sunset Apartments

A noticed public hearing for an application to consider a general plan amendment, a site plan review and a variance. The applicant is proposing the partial demolition and redesign of the former Gold's Gym into a 15-unit (*originally 20-unit*) apartment complex encompasses approximately 40,000 sq. ft. in the R3 (High Density Residential) Zone District. The applicant is request consideration of a variance from the building setbacks (*originally from the required parking stalls*). The amended planned land use request is from a Commercial land use to a High-Density land use designation, to allow for consistency between the current R3 (High Density Residential) zoning. The project location is on the northeast corner of Sunset Avenue and Orchard Avenue at 1803 Sunset Avenue (APN: 006-182-007). A Negative Declaration will also be considered by the Planning Commission.

The applicant is requesting this item be continued to the June 9^h, 2020 Planning Commission meeting.

2. GPA 2019-03, REZ 2019-06, TPM 2019-03 & TSM 2019-03, PPL 2020-04 & Mitigated Negative Declaration – Pecan Square

A noticed public hearing for an application requesting a general plan amendment, rezone, tentative subdivision map, tentative parcel map and a precise plan proposing the subdivision of an approximately 76-acre property. **GPA 2019-03** proposes to modify the areas designated for Low, Medium and High Density Residential and Commercial uses. **REZ 2019-06** adjusts zoning boundaries for PD-6000, PD-3000, PD-1500 and CN-Neighborhood Commercial and deletes the PF (Public Facility) zone district. **TPM 2019-03** proposes division of the property into two (2) parcels approximately 22 and 54 acres in size. **TSM 2019-03** proposes the subdivision of 22.5-acres into 110 single family residential lots to be developed in accordance with **PPL 2020-04**. The project site is located on the southwest corner of West Pecan Avenue and Madera Avenue. A Mitigated Negative Declaration will also be considered by the Planning Commission. (APN: 012-480-005).

3. Development Agreement Annual Review – Madera Travel Center

An annual development agreement approved in conjunction with the Madera Travel Center project (Ordinance 938) for the period running through December 21, 2019. This annual review has been scheduled pursuant to Section 10-3.1715 of the Madera Municipal Code, which requires that the Planning Commission determine whether the principal party to the agreement, Love's Travel Center, has complied in good faith with the terms of the development agreement (APNs: 013-240-004, 005, 006 & 007).

4. CUP 2020-04 & SPR 2020-02 – OLIVE Charitable Trust

A noticed public hearing for an application requesting a conditional use permit and site plan review to allow for a five-room women's residential shelter. The site is located at 610 West Yosemite Avenue in the POWYO (West Yosemite Avenue Overlay) Zone District with an O (Office) General Plan land use designation. A CEQA Categorical Exemption will also be considered. (APN: 010-121-001)

5. GPA 2020-02, REZ 2020-01, PPL 2020-03, VAR 2020-02 & Negative Declaration – Grove Gardens

A noticed public hearing for an application requesting a general plan amendment, rezone, precise plan, and a variance proposing the development of a 34-unit apartment complex on approximately 1.8-acres. **GPA 2020-02** proposes to modify the project site's I (Industrial) land use designation to an HD (High Density) General Plan land use designation. **REZ 2020-01** proposes rezoning the project site's I (Industrial) zone district to a PD-2000 (Planned Development) zone district consistent with the land use. **PPL 2020-03** will guide development of the apartment complex. The applicant is also requesting a variance from open space and parking requirements of the Planned Development zone district. The project site is located on the southeast corner of Maple Street and Noble Street. A Negative Declaration will also be considered by the Planning Commission. (APN: 012-026-001 & 012-402-006)

6. CUP 2020-08 & SPR 2020-05 – Berry Building Office Conversion

A noticed public hearing for an application requesting a conditional use permit and site plan review to allow for the interior conversion of an existing wholesale industrial retail and warehouse space to an office use. The project site is located on the northeast corner of South Pine Street and Gill Avenue, in the I (Industrial) Zone District with an I (Industrial) General Plan land use designation. A CEQA Categorical Exemption will also be considered. (APN: 012-401-008)

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

The next regular meeting will be held on June 9, 2020.

In compliance with the Americans with Disabilities Act, the meeting room is accessible to the physically disabled and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices or translators needed to assist participation in the public meeting should be made at least seventy-two (72) hours before the meeting. If you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department office at (559) 661-5430. Those who are hearing impaired, may call 711 or 1-800-735-2929 for TTY Relay Services. Any and all persons interested in this matter may provide comments.

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.