



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

**CITY HALL – COUNCIL CHAMBERS  
TUESDAY  
December 8<sup>th</sup>, 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: [94715229957#](tel:94715229957) followed by \*9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/94715229957>. Public comment will also be accepted via email at [planningcommissionpubliccomment@madera.gov](mailto:planningcommissionpubliccomment@madera.gov).

**CALL TO ORDER**

**ROLL CALL**

Commissioner Robert Gran Jr. (Vice Chairperson)  
Commissioner Richard Broadhead  
Commissioner Ryan Cerioni  
Commissioner Ramon Lopez-Maciell  
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:** None

## **PUBLIC HEARING ITEMS:**

### **1. SPR 2020-10 & CUP 2020-10 – Discount Cigarette Shop**

A noticed public hearing to adopt a resolution denying Site Plan Review 2020-10 and Conditional Use Permit 2020-10. Originally noticed public hearing to consider a resolution to adopt findings of categorical exemption pursuant to CEQA Guidelines, Section 15301 (Existing Facilities) and to approve SPR 2020-10 and CUP 2020-10 approving the establishment of a discount cigarette shop (Mad-Town Smoke Shop) for the purpose of selling cigarettes and tobacco accessories, including vaping products, as well as other merchandise at 319 W. Olive Ave. This item is a continuance from the November 10, 2020 Planning Commission meeting with direction to staff to prepare a resolution affirming the Planning Commission's November 10, 2020 tentative decision to deny Site Plan Review 2020-10 & Conditional Use Permit 2020-10.

### **2. TSM 2020-04 – Vineyard West Phase III**

TSM 2020-04 is an application for a 137-lot single family residential subdivision (Vineyard West Phase II). The subject property is located on an approximately 30.45-acre parcel bounded by Riverview Drive to the north, Caitlan Drive to the east, Sunset Avenue to the south, and the Road 24 Alignment to the west. The proposed subdivision is consistent with a previously adopted Mitigated Negative Declaration.

### **3. TPM 2019-03 MOD – Pecan Square Modification to Conditions of Approval**

A noticed public hearing to clarify a condition of approval to make clear that the dedication of park land is required prior to just the recordation of Tentative Subdivision Map (TSM) 2019-03 and not prior to the recordation of Tentative Parcel Map (TPM) 2019-03. The subject property is approximately 76.25 acres in total and is located at the southwest corner of Madera Ave. (State Route 145) and Pecan Ave. with PD-6000, PD-3000, PD-1500 (Planned Development) and CN (Commercial Neighborhood) Zone Districts and LD (Low Density Residential), MD (Medium Density Residential), HD (High Density Residential) and C (Commercial) General Plan land use designations (APN: 012-480-005). The modification is a mere clarification as to process regarding timing and will not affect the physical environment in any way. No further analysis is required under the California Environmental Quality Act (CEQA).

### **4. Madera Town Center - Development Agreement Annual Review**

An annual review of the development agreement approved in conjunction with the Madera Town Center project (Ordinance 821) for the period running through August 1, 2019. This annual review has been scheduled pursuant to Section 10-3.1715 of the Madera Municipal Code, which required that the Planning Commission determine whether the principal party to the agreement has complied in good faith with the terms of the development agreement. (APN: 013-240-001)

## **NON-PUBLIC HEARING ITEMS:**

### **1. Adoption of the 2021 Planning Commission Meeting Calendar**

## **ELECTION OF OFFICERS:**

### **1. Election to Fill Planning Commission Chairperson Vacancy**

**ADMINISTRATIVE REPORTS:**

**COMMISSIONER REPORTS:**

**ADJOURNMENT:**

The next regular meeting will be held on January 12<sup>th</sup>, 2021.

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.