



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

**CITY HALL – COUNCIL CHAMBERS  
TUESDAY  
February 9<sup>th</sup>, 2021  
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: [95291747820#](tel:95291747820) followed by \*9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/95291747820>. 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. (Chairperson)  
Commissioner Alex Salazar (Vice Chairperson)  
Commissioner Richard Broadhead  
Commissioner Ryan Cerioni  
Commissioner Ramon Lopez-Maciel  
Commissioner Rohi Zacharia

Commissioner Appointee Khubaib Sheikh

**INTRODUCTION OF STAFF**

**RECOGNITION**

Recognition of Pamela Tyler for her service to the City of Madera Planning Commission.

**INTRODUCTION OF NEW PLANNING COMMISSIONER APPOINTEES**

Commissioner Khubaib Sheikh

**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 2020-16 – Cal-Pacific Supply**

An application to construct a new 102,250 sq. ft. building to include offices, a product display area, a warehouse and a covered dock for the storage and sale of agricultural products, located at the southeast corner of West Almond Avenue and South Granada Drive. The Project site contains a total area of 8.55 acres; 6.2 acres are to be developed and 2.35 acres are anticipated for future development. The primary access to the Project will be from South Granada Drive with a secondary access to West Almond Avenue. The site is in the I (Industrial) Zone District with an I (Industrial) General Plan land use designation. APN's: 009-350-024, 025, 026 & 029

An adoption of a Negative Declaration will be considered by the Planning Commission.

**2. TSM 2020-01 – Crown Tozer II**

An application proposing to subdivide an approximately 11.37-acre site into 63 lots for single-family residential use. The site is located west of Road 28 and north of Sunrise Avenue, directly adjacent to Martin Luther King Jr. Middle School. The Project will be accessed from Road 28 through local streets proposed for construction. The project site is located in the PD-4500 (One unit for every 4,500 sq. ft. of site area) Zone District with an MD (Medium Density) General Plan land use designation. APN: 008-180-007

The adoption of a Negative Declaration will be considered by the Planning Commission.

**3. TSM 2020-05 – Villa de Roma**

An application proposing to subdivide an approximately 50.18 acre site into 194 lots for single-family residential uses, over the course of four phases. The site is located along the south side of West Cleveland Avenue between Road 24 and North Westberry Boulevard. The project proposes two public access points into West Cleveland Avenue, as well as providing access points to adjacent residential subdivisions to the west, south, and east. Circulation within the subdivision will be provided by public streets. Phasing is proposed from south to north. The site is located in the PD-8000 (One unit per 8000 sq. ft. of site area) with an LD (Low Density) General Plan land use designation. APN: 006-380-009

The adoption of a Negative Declaration will be considered by the Planning Commission.

**4. SPR 2020-19 & CUP 2020-17 – Gracious Beauty Lounge**

An application for a site plan review and conditional use permit to allow for the establishment of a beauty salon. The salon proposes to occupy a vacant tenant space of approximately 1,326 sq. ft. in an existing commercial building. The site is located on the corner of North N Street and West Yosemite Ave. (821 W. Yosemite Ave.) in the PO (Professional Office), WYO (West Yosemite Overlay) Zone District with an O (Office) General Plan land use designation. APN: 010-072-007

This project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301, (Existing Facilities).

**5. PPL 2018-03 – Veteran’s Housing**

A previously approved Precise Plan to allow for the development of a 28-unit multifamily residential building (200 & 204 North C Street) and on-site improvements including parking, outdoor space and community/office rooms for supportive services. The project was approved in 2018, the applicant is now seeking approval of the colors proposed to be used on the structure pursuant to PPL 2018-03 Conditions of Approval.

A negative declaration was certified by the Planning Commission for a rezone and General Plan amendment on the properties that anticipated the development of a 28-unit multifamily residential building on August 14, 2018.

**6. PPL 2018-04 – Downtown Residential – Multifamily Housing**

A previously approved Precise Plan to allow for the development of a 20-unit multifamily residential building and on-site improvements including parking, outdoor space, a playground area and a community room for supportive services and residents. The project was approved in 2018, the applicant is now seeking approval of the colors proposed to be used on the structure pursuant to PPL 2018-04 Conditions of Approval.

A negative declaration was certified by the Planning Commission for a rezone and General Plan amendment on the properties that anticipated development of a 20-unit multifamily residential building on August 14, 2018.

**7. SPR 2017-13 MOD & CUP 2017-11 MOD – The Tap House Outdoor Dining**

An application requesting to modify an existing conditional use permit and site plan review to allow for the expansion of outdoor dining space serving alcohol and the construction of a permanent structural overhead cover for entire outdoor dining area at an existing restaurant in a C2 (Heavy Commercial) Zone. The site is located in an existing tenant suite within the Home Depot Shopping Center on the corner of North Schnoor Ave. and Kennedy St. APN: 013-070-026

The proposed improvements have been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15303, (New Construction or Conversion of Small Structures).

Staff is requesting this item be continued to the April 13<sup>th</sup>, 2021 Planning Commission meeting.

**NON-PUBLIC HEARING ITEMS:** None

**ADMINISTRATIVE REPORTS:**

**COMMISSIONER REPORTS:**

**ADJOURNMENT:**

The next regular meeting will be held on March 9<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.