



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

**CITY HALL – COUNCIL CHAMBERS
TUESDAY
April 13, 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: [98651875245#](tel:98651875245) followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/98651875245>. Public comment will also be accepted via email at 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 Khubaib Sheikh

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 2017-13 MOD & CUP 2017-11 MOD – The Tap House Outdoor Dining (Adam Klier)

A continued noticed public hearing to consider 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 improvement has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15303 (New Construction or Conversion of Small Structures), Section 15301 (New Construction or Conversion of Small Structures) and Section 15332 (In Fill Development).

2. TSM 2018-07 EXT – Ellis & D St. Subdivision Extension (Derek Sylvester)

A continued noticed public hearing to consider an application requesting a two-year extension of a previously approved Tentative Subdivision Map (TSM 2018-07). The map was first approved by the Commission on February 12, 2019. The parcels are located at the southwest corner of the intersection of North D St. and Ellis St. in the PD-6000 (Planned Development) Zone District with an LD (Low Density) General Plan land use designation (APN's: 003-200-006 & 007).

Negative Declaration was adopted for the approved Tentative Subdivision Map on February 12th, 2019. No further environmental review is required for the proposed extension.

3. TSM 2018-06 EXT – Linden Street Residential Complex Extension (Derek Sylvester)

A noticed public hearing to consider a request for a two-year time extension of the previously approved Tentative Subdivision Map (TSM 2018-06) which allows for the creation of eight lots. The site is located approximately 600 feet north of the intersection of Sunset Ave. and Linden St. in the PD-2000 Zone District with an HD (High Density) General Plan land use designation. (APN: 003-360-042)

A Negative Declaration was previously adopted for the project as part of the original approval by the Planning Commission on September 12, 2017. No additional environmental analysis is required.

4. VAR 2021-01 – Vallarta Monument Sign (Olga Garcia)

A noticed public hearing to consider a request for a variance to allow for a twenty foot (20') tall monument sign that will represent the anchor tenant, Vallarta Supermarket, and a secondary tenant (or tenants) on existing or future pads. The property is located on the northwest corner of Country Club Dr. and West Clark St. in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 003-210-018).

This project is determined to be categorically exempt per CEQA Guidelines, Section 15311(a) Accessory Structures (on premise signs).

NON-PUBLIC HEARING ITEMS: None

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

The next regular meeting will be held on May 11th, 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.