



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

**CITY HALL – COUNCIL CHAMBERS  
TUESDAY  
May 11, 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: [92601236800#](tel:92601236800) followed by \*9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/92601236800>. 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 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:** January 12, 2021

**PUBLIC HEARING ITEMS:**

**1. SPR 2020-08 MOD – Sealed Air Solar Farm**

A noticed public hearing for a request for modification of conditions previously approved by the Planning Commission on September 8, 2020 for the Sealed Air Solar Farm project. The site is a vacant portion of the Sealed Air property located directly east of the existing Sealed Air facility at 1835 W. Almond Ave, on the southwest side of the City of Madera in the I (Industrial) Zone District with an I (Industrial) General Plan land use designation. (APN: 009-330-033 and a portion of 009-330-001)

An Initial Study and Negative Declaration were approved by the Planning Commission on September 8, 2020. No further environmental review is required for the proposed clarification of conditions.

**2. SPR 2013-40 MOD & CUP 2020-16 – Cheles Tacos On-Site Sale & Consumption of Beer & Wine**

A noticed public hearing to consider an application for a site plan review modification and a conditional use permit to allow for the sale of beer at an existing counter-serve restaurant (Cheles Tacos) at 521 S. A St. (APN: 011-061-006). The restaurant is located in an existing 783 sq. ft. accessory building on the property with the primary use being a neighborhood market (Mercado Las Palmas). The restaurant serves food over-counter for an outdoor dining area as well as for take away. The proprietor proposes the sale of beer for on-site consumption. No construction is proposed, except for required minor interior changes to bring the space into compliance for the proposed use.

A Categorical Exemption has been prepared consistent with Section 15301 (Existing Facilities) of California Environmental Quality Act (CEQA) guidelines.

**NON-PUBLIC HEARING ITEMS:** None

**ADMINISTRATIVE REPORTS:**

**COMMISSIONER REPORTS:**

**ADJOURNMENT:**

The next regular meeting will be held on June 8<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.