



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

**CITY HALL – COUNCIL CHAMBERS
TUESDAY
November 9, 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: [#88678425866](tel:6699006833) followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/88678425866>. Public comment will also be accepted via email at planningcommissionpubliccomment@madera.gov.

Effective Wednesday October 6, 2021, the Council Chambers are again open to the public. This Planning Commission meeting will be held in the Council Chambers located at City Hall, 205 W. 4th St., as well as being available via zoom with the information provided above.

CALL TO ORDER

ROLL CALL

Commissioner Robert Gran Jr. (Chairperson)
Commissioner Alex Salazar (Vice Chairperson)
Commissioner Ryan Cerioni
Commissioner Ramon Lopez-Maciel
Commissioner Rohi Zacharia
Commissioner Khubaib Sheikh
Commissioner Balwinder Singh

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

CONSENT ITEMS:

1. Addendum to the Initial Study / Negative Declaration for the Grove Gardens Project (Derek Sylvester)

A proposal to correct the adopted Initial Study/Negative Declaration (IS/ND) for the Grove Gardens Project previously adopted by the Planning Commission on May 12, 2020. Following the adoption of the IS/ND, the project proponent submitted subsequent applications for project related street and alley abandonments, lot line adjustment, and a precise plan modification not originally included as part of the project description nor analyzed in the IS/ND adopted on May 12, 2020. At the October 12, 2021, regular meeting of the Planning Commission, these applications were considered and approved, along what should have been identified as an “addendum” to the IS/ND for the Grove Gardens Project. The staff report and attachments of that October 12, 2021, report incorrectly referred to the addendum of the IS/ND as a an “amendment.” Staff has made the necessary correction to the IS/ND to reflect the appropriate terminology.

PUBLIC HEARING ITEMS:

1. GPA 2020-01, REZ 2021-01, SPR 2021-01 MOD & VAR 2020-01 – Sunset Apartments (Sara Allinder)

A noticed public hearing to consider a request for a General Plan Amendment, Rezone, and Site Plan Review that would allow construction of a 15-unit multi-family residential development to include two-bedroom and three-bedroom apartments on a 0.875-acre site. A new two-story building is proposed to accommodate 11 units while the existing building on-site would be renovated for 4 two-story units. The General Plan Amendment proposes to amend the land use designation for the property from C (Commercial) to HD (High Density Residential). The Rezone proposes to rezone the northern approximately 0.2 acres of the property from the R1 (One unit per 6,000 square feet of site area) zone district to the R3 (One unit per 1,800 square feet of site area) zone district. The site is located at the northeast corner of Orchard Avenue and Sunset Avenue. APN: 006-182-007

An Initial Study/Negative Declaration has been prepared for consideration by the Planning Commission (Commission), consistent with California Environmental Quality Act (CEQA).

2. CUP 2021-07 & SPR 2021-04 – GMG Gas Station (Sara Allinder)

A noticed public hearing to consider a request for a Site Plan Review that would allow construction of a 1,640 square foot addition to an existing convenience store building on an approximately 0.37-acre site. Conditional Use Permit 2021-07 would memorialize the use of a gas station on the site. The site is located at the northeast corner of Madera Avenue and East Almond Avenue in the C1 (Light Commercial) zone district and has a C (Commercial) General Plan land use designation. APN: 012-133-025

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15332 (In-Fill Development Projects).

3. CUP 2021-05 & SPR 2021-23 MOD – Gateway & Almond Convenience Store (Sara Allinder)

A noticed public hearing requesting to modify a previously approved Site Plan Review and approve a Conditional Use Permit that would accommodate the construction and operation of a drive through facility in association with a quick serve restaurant to be located within a previously approved building on an approximately one-acre site. The site is located at the northeast corner of South Gateway Drive and East Almond Avenue in the CH (Highway

Commercial) zone district and has a C (Commercial) General Plan land use designation. APN: 012-390-023

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15332 (In-Fill Development Projects).

Staff is Requesting this item be continued to the December 14, 2021, Planning Commission Meeting.

NON-PUBLIC HEARING ITEMS: None

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

The next regular meeting will be held on December 14, 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.