



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

**CITY HALL – COUNCIL CHAMBERS  
TUESDAY  
December 14, 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: [#87987821264](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/87987821264>. Public comment will also be accepted via email at [planningcommissionpubliccomment@madera.gov](mailto: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. 4<sup>th</sup> 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:** May 24, 2021 & June 8, 2021

**CONSENT ITEMS:** None

**PUBLIC HEARING ITEMS:**

**1. 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 a later date.

**2. CUP 2021-16 & SPR 2021-33 – Dutch Bros Coffee Shop**

A noticed public hearing to consider an application for a site plan review, which would allow for the construction of a 950 square foot coffee shop with a drive through on an approximately 0.65-acre site and a conditional use permit which would allow for the operation of the drive through in association with the coffee shop. The site is located in the Vallarta Shopping Center at the southeast corner of Country Club Drive and Clark Street in the C1 (Light Commercial) zone district and has a C (Commercial) General Plan land use designation. (APN: 003-210-019)

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 a later date.

**3. REZ 2021-04 & TPM 2021-04 – Adelaide Avenue**

A noticed public hearing to consider an application for a rezone and tentative parcel map to subdivide a previously developed parcel at 700 Adelaide Avenue and to establish zone district conformity with the General Plan. The applicant proposes to subdivide a 0.65-acre parcel into 3 parcels ranging in size from 0.187 to 0.273 acres as well as rezone all parcels to R1 (One unit per each 6,000 sf of site area). The property's General Plan designation is LD (Low Density Residential). (APN: 008-101-023)

The proposed project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15315 (Minor Land Divisions).

Staff is requesting this item be continued to a later date.

**4. CUP 2021-02 & SPR 2019-25 – Country Club Commercial Center (Gary Conte)**

A noticed public hearing to consider an application for a conditional use permits and a site plan review allowing for the establishment of an approximate 4,000 square foot (sf) convenience store and a 5,800-sf retail space (2,200 sf drive through coffee shop and 3,600 sf future retail space) and to permit the sale of alcohol (beer and wine) for off-site consumption and tobacco products. The project also includes a proposed 3,200 sf fuel canopy with 6 fuel islands and 12 fuel pumps. The site is located at the southeast corner of Country Club Drive and Adell Street in

the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation. (APN: 003-250-026)

An Initial Study/Negative Declaration was prepared for consideration and adoption by the Planning Commission, consistent with the provisions of the California Environmental Quality Act, CEQA Guidelines.

**NON-PUBLIC HEARING ITEMS:** None

**ADMINISTRATIVE REPORTS:**

1. 2022 Meeting Calendar
2. Departure of Derek Sylvester, Associate Planner

**COMMISSIONER REPORTS:**

**ADJOURNMENT:**

The next regular meeting will be held on January 18, 2022.

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.