



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, March 8, 2022
6:00 p.m.

Council Chambers
City Hall

The Council Chambers will be open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 86937189159# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/86937189159>. Comments will also be accepted via email at planningcommissionpubliccomment@madera.gov or by regular mail at 205 W. 4th Street, Madera, CA 93637.

CALL TO ORDER:

ROLL CALL:

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

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: None

PUBLIC COMMENT:

The first 15 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. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened.

PUBLIC HEARINGS:

- 1. Conditional Use Permit 2021-19 & Site Plan Review 2021-39 filed by In-N-Out Burger for a new drive-thru restaurant located 1830 West Cleveland Avenue**

Recommendation:

- A. Continue to the Planning Commission meeting of April 12, 2022

- 2. Conditional Use Permit 2020-07 MOD, Site Plan Review 2020-04 MOD & Environmental Assessment 2021-38 filed by Miles Chemical for property located at 2345 West Pecan Avenue**

Recommendation:

- A. Conduct a public hearing and make the necessary findings to:
- B. Adopt a resolution adopting a Mitigated Negative Declaration for the project and approving CUP 2020-07 MOD and SPR 2020-04 MOD, subject to the findings and conditions of approval that would authorize the construction of new structures on the site and allow for the storage, blending, repackaging and transport of both liquid and dry products for use by food, agricultural, drinking water, and wastewater industry customers. The proposal also includes the allowance for the outdoor storage of chemicals and related equipment (APN's: 009-350-031 & 032).

- 3. Site Plan Review 2021-41 & Environmental Assessment 2021-61 filed by Amond World Cold Storage Warehouse for vacant property north of Aviation Drive and west of Golden State Boulevard**

Recommendation:

- A. Conduct a public hearing and make the necessary findings to:
- B. Adopt a resolution adopting a Mitigated Negative Declaration for the project and approving SPR 2021-41, subject to the findings and conditions of approval that would authorize the construction of cold storage warehouse building of 253,947 sf including ancillary areas for employee office, shipping office and attached annex building with site improvements including on-site parking, landscaping, stormwater treatment, and extension of the public street Condor Road north from Aviation Drive up to and along the entire western property frontage. No development is proposed for the remaining 15.00-acre neighboring parcel to the west which will be part of a future phase of development (APN's: 013-200-004 and 005).

- 4. General Plan Amendment 2021-01 & Environmental Assessment 2021-64 filed for 1.18 acres located on the west side of Torres Way between West Lincoln Avenue and West South Street**

Recommendation:

- A. Conduct a public hearing and make the necessary findings to:
- B. Adopt a resolution to adopt a Negative Declaration and amend the General Plan Land Use designation from LD (Low Density) residential to HD (High Density) residential. No development is proposed for the site as part of this proposal (APN: 003-031-017).

5. Amendment to Conditional Use Permit 2003-03 MOD 2 & Site Plan Review 2021-34 filed for La Plaza Gas Station located 824 South Gateway Drive

Recommendation:

- A. Conduct a public hearing and make the necessary findings to:
- B. Adopt a resolution approving CUP 2003-03 MOD 2 and SPR 2021-34 to enclose an existing outdoor dining area and create a separate tenant space for an existing in store restaurant at the current convenience store and gas station/restaurant. The project also includes adoption of a Categorical Exemption pursuant to the California Environmental Quality Act (APN: 012-133-025).

6. Conditional Use Permit 2022-02 & Site Plan Review 2022-07 filed by Pistoiresi Ambulance Service for property located at 108 Amerine Avenue

Recommendation:

- A. Conduct a public hearing and make the necessary findings to:
- B. Adopt a resolution approving CUP 2022 and SPR 2022-07 to allow for sleeping quarters for two ambulance crew members, including deploying emergency personnel from the subject site. The project also includes adoption of a Categorical Exemption pursuant to the California Environmental Quality Act (APN: 009-091-011).

7. Rezone 2021-02, Conditional Use Permit 2021-15, Site Plan Review 2021-32 & Variance 2022-01 filed for 801 South Gateway Drive

Recommendation:

- A. Conduct a public hearing and make the necessary findings to:
- B. Adopt a resolution approving Rezone 2021-02, CUP 2021-15, SPR 2021-32, and VAR 2022-01 for the previously developed property. The rezone would change the current zoning from I (Industrial) to a C2 (Heavy Commercial) zone district, the CUP would permit auto repair (small engine repair), the SPR would establish permitted uses, while the variance would allow for the reduction of the number of required parking stalls. The project also includes adoption of a Categorical Exemption pursuant to the California Environmental Quality Act (APN: 011-151-008).

8. Site Plan Review 2020-23 and Variance 2021-03 filed for 608 East Yosemite Avenue

Recommendation:

- A. Conduct a public hearing and make the necessary findings to:
- B. Adopt a resolution approving SPR 2020-23 and VAR 2021-03 for the previously developed property. The existing site is developed with an 8,754-sf building and 20 parking spaces and lacks adequate space to add off-street parking. Commercial activities would be restricted to those designation and agreed upon in the associated Site Plan Review. The project also includes adoption of a Categorical Exemption pursuant to the California Environmental Quality Act (APN: 007-173-002).

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

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.