



SPECIAL MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

**Tuesday, March 29, 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: 84453238996# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/84453238996>. 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. Specific Plan 2017-01, General Plan Amendment 2017-02, Prezone/Rezone 2017-05, Zoning Ordinance/Madera Municipal Code Amendment 2022-01, Environmental Impact Report SCH #2018081051 and Annexation 2022-01 – The Villages at Almond Grove**

Recommendation:

- A. Conduct a public hearing and then:
 - B. Adopt a resolution recommending the City Council;
 - a. Adopt the findings required by CEQA Guidelines, Section 15091:
 - b. Certify the Environmental Impact Report (SCH #2018081051) for the proposed Villages at Almond Grove Specific Plan (A 1,883-acre area bounded by Avenue 17 on the north, Road 22 on the west, the Fresno River on the south, and Road 23 and Road 24 on the east), including General Plan Amendment (GPA 2017-02), Pre-Zoning/Rezoning (REZ 2017-05), Annexation (ANX 2022-01), Zoning Ordinance Text Amendment (OTA 2022-01) as well as the two related subdivisions (TSM 2020-02 and 2020-03).
 - c. Adopt the Proposed Mitigation Monitoring and Reporting Program, and
 - d. Adopt a Statement of Overriding Considerations, pursuant to the California Environmental Quality Act;
 - C. Adopt a resolution recommending the City Council adopt a Resolution amending the General Plan and Madera Municipal Code in order to approve the proposed The Villages at Almond Grove Specific Plan (SPL 2017-01), including General Plan Amendment (GPA 2017-02), Pre-Zoning/Rezoning (REZ 2017-05) Ordinance and Zoning Ordinance Text Amendment (OTA 2022-01); and
 - D. Adopt a resolution recommending the City Council initiate Annexation for The Villages at Almond Grove Specific Plan Area (ANX 2022-01).
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- 2. Tentative Subdivision Map 2020-02 and Tentative Subdivision Map 2020-03 – The Villages at Almond Grove**

Recommendation:

- A. Conduct a public hearing and then adopt a resolution:
 - a. Contingently approving Tentative Subdivision Map 2020-02 located east of Road 23 between Avenue 16 and the Fresno River, APN 003-180-002 and 033-180-003; and
 - b. Contingently approving Tentative Subdivision Map 2020-03 located west of Road 23, between Avenue 16 and Avenue 17, APN's 033-700-002, 003, 004 and 005.

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.