



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, June 14, 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: 86829913248# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/86829913248>. 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.
Commissioner Ramon Lopez-Maciel
Commissioner Rohi Zacharia
Commissioner Khubaib Sheikh
Commissioner Balwinder Singh
Commissioner Saim Mohammad
Commissioner Jose Chavez Garcia

INTRODUCTION OF STAFF:

RECOGNITION:

INTRODUCTION OF NEW PLANNING COMMISSIONER APPOINTEES:

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 2022-03 & SPR 2022-09 – Tear Down and Rebuild of Cell Tower

Recommendation:

- A. Conduct a public hearing and make the necessary findings.
- B. Adopt a resolution adopting findings of a Categorical Exemption pursuant to CEQA Guidelines Section 15332 for the project and approving Conditional Use Permit 2022-03 and Site Plan Review 2022-09 to allow for the removal of an existing monopole and placement of a new faux Italian Cypress pole and generator. The site is located at 1501 E. Yosemite Ave. (APN: 008-143-032).

The project has been determined to be categorically exempt from the preparation of environmental documents pursuant to Section 15301 of the State California Environmental Quality Act (CEQA) Guidelines.

2. Precise Plan 2022-03 – Crown Tozer 1

Recommendation:

- A. Conduct a public hearing and make the necessary findings.
- B. Adopt a Resolution approving Precise Plan 2022-03 for a 134-lot subdivision on a 25.75-acre parcel and a minor deviation of setbacks to allow 10% of lots to reduce the rear setback by 20%, or three (3) feet. The site is located on the northwest corner of Tozer St. and Sunrise Ave., approximately one mile east of State Route 99.

An Initial Study/Negative Declaration (IS/ND) was prepared and adopted at the Planning Commission hearing on April 9, 2019. The proposed precise plan is consistent with the previously approved development analyzed by the prior Negative Declaration with no substantial changes to the project site or its surrounding that would warrant additional environmental review. Therefore, no additional environmental analysis is required.

3. Conditional Use Permit 2015-31 MOD – Los Girasoles

Recommendation:

Staff is requesting this item be continued to the July 12, 2022, Planning Commission meeting.

APPOINTMENT OF CHAIR AND VICE CHAIR:

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.