



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, July 12, 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: 87270450535# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/87270450535>. 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 Eduardo Garcia

INTRODUCTION OF STAFF:

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 2015-31 MOD 2 – Los Girasoles Restuarante

Subject:

Modification to Conditional Use Permit 2015-31 for the issuance of Type 47 alcohol license for Los Girasoles Restuarante at 703 North Gateway.

Recommendation:

- A. Conduct a public hearing and adopt a Resolution adopting a finding of a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and approving Conditional Use Permit 2015-31 MOD 2 subject to the findings and conditions of approval. (Report by Ricardo Olea)

2. Precise Plan 2021-05 – Crown Tozer II

Subject:

Precise plan for an approved 63 lot single-family residential subdivision on approximately 11.37 acres at the northwest corner of Tozer Street and Sunrise Avenue.

Recommendation:

- A. Conduct a public hearing and adopt a Resolution approving Precise Plan 2021-05 subject to the findings and conditions of approval. (Report by Robert Smith)

3. Conditional Use Permit 2019-04 MOD & Tentative Parcel Map 2021-03 – Full Throttle Suspension

Subject:

Modification to Conditional Use Permit 2019-04 and a tentative parcel map to subdivide a developed 10.7-acre parcel at 2587 Condor Drive into 3 parcels ranging from 1.5 to 7.4 acres and modify the conditions of the existing use permit and extinguish Conditional Use Permit 2019-03 to align with proposed parcel arrangement.

Recommendation:

- A. Conduct a public hearing and adopt a Resolution adopting a finding of categorical exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 and 15315 and approving Conditional Use Permit 2019-04 MOD and Tentative Parcel Map 2021-03. (Report by James Troyer)

4. Conditional Use Permit 2022-05 & Site Plan Review 2022-19 – Hot Box Smoke Shop

Subject:

Conditional use permit and site plan review to allow a smoke shop and apparel store to occupy Suite M of 47 Place West shopping center located at 1930 Howard Road.

Recommendation:

Conduct a public hearing and:

- A. Adopt a Resolution adopting a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3) (General Rule) and approving a Determination of Use (DOU 2015-01) (Tobacco shops, vape lounges, and hookah bar uses).
- B. Adopt a Resolution adopting a finding of categorical exemption from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and approving Conditional Use Permit 2022-05 and Site Plan Review 2022-19 subject to the findings and conditions of approval. (Report by Ricardo Olea)

5. Conditional Use Permit 2022-11 & Site Plan Review 2022-18 – Microblading by Veasna

Subject:

Conditional use permit and site plan review to allow a semi-permanent (tattoo) make-up beauty shop to occupy Suite J of 47 Place West shopping center located at 1930 Howard Road.

Recommendation:

- A. Adopt a Resolution adopting a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3) (General Rule) and approving a Determination of Use (DOU 2022-01) (Tattoo parlors and microblading uses).
- B. Adopt a Resolution adopting a finding of categorical exemption from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and approving Conditional Use Permit 2022-11 and Site Plan Review 2022-18 subject to the findings and conditions of approval. (Report by Ricardo Olea)

6. Fiscal Year 2022/23 to 2027/28 Capital Improvement Program Determination of Conformity to the City of Madera General Plan

Subject:

The City Council of the City of Madera reviewed the active and proposed projects in the City of Madera Fiscal Year 2022/2023 to 2027/28 Capital Improvement Program (CIP) and forwards the CIP to the Planning Commission for determination of conformance with the City General Plan pursuant to Government Code Section 65401.

Recommendation:

- A. Conduct a public hearing and adopt a Resolution determining the City of Madera Fiscal Year 2022/23 to 2027/28 Capital Improvement Program is in conformity with the City of Madera General Plan. (Report by Nicole Say)

7. Abandonment 2022-01 – Clark Street Summary Vacation Determination of Conformity to the City General Plan and Determination of Environmental Review

Subject:

Vacation of a portion of Clark Street between Owens Street and Taylor Street reducing the overall right-of-way width of an unimproved segment of Clark Street, a designated Collector street in the City General Plan Circulation Master Plan, from 80 to 60 feet.

Recommendation:

STAFF IS REQUESTING THIS ITEM BE CONTINUED TO THE AUGUST 9, 2021, PLANNING COMMISSION MEETING.

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.