



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, September 13, 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: 86522655474# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/86522655474>. 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:

Chairperson Robert Gran Jr.
Vice Chair Ramon Lopez-Maciel
Commissioner Rohi Zacharia
Commissioner Khubaib Sheikh
Commissioner Balwinder Singh
Commissioner Saim Mohammad
Commissioner Jose Eduardo Chavez

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. DOU 2022-02 – Tobacco (Ricardo Olea)

Subject: Consideration of a Determination of Use to reaffirm by Resolution the allowance for smoke shops, tobacco stores, vape lounges, hookah bars, and similar uses to operate in C1 (Light Commercial), C2 (Heavy Commercial) and I (Industrial) zones upon the issuance of a conditional use permit.

Recommendation:

- a. Adopt a Resolution reaffirming the allowance for smoke shops to operate in the C1 (Light Commercial, C2 (Heavy Commercial) and I (Industrial) zone districts with an approved conditional use permit.

2. CUP 2022-16 & SPR 2021-30 – Super Auto Smog (Ricardo Olea)

Subject: An application for a Conditional Use Permit and Site Plan Review to allow for an auto smog shop in an existing building located at 409 S. Gateway Dr.

Recommendation:

- a. Adopt a Resolution adopting findings of a Categorical Exemption pursuant to CEQA Guidelines Section 15301 of the California Environmental Quality Act and approving Conditional Use Permit 2022-16 and Site Plan Review 2021-30 to allow for the operation of a smog shop at 409 S. Gateway Dr.

3. CUP 2022-15 & SPR 2022-22 – Adult Day Care Facility (James Troyer)

Subject: An application for a Conditional Use Permit and Site Plan Review to allow for an adult/senior citizen day care facility which will include physical therapy, occupational therapy, social workers, nurses, dieticians, speech therapy and other related services including recreational activities at 629 East Yosemite Ave.

Recommendation:

- a. Adopt a Resolution adopting findings of Categorical Exemption pursuant to CEQA Guidelines Section 15301 of the California Environmental Quality Act and approving Conditional Use Permit 2022-15 and Site Plan Review 2022-22 to allow for the operation of an Adult Day Care Facility at 629 E. Yosemite Ave.

4. CUP 2022-20 & SPR 2022-31 – East Almond Pharmacy (Ricardo Olea)

Subject: An application for a Conditional Use Permit and Site Plan Review to reestablish the allowance of a pharmacy use in an existing business and professional office located at 483 E. Almond Ave.

Recommendation:

- b. Adopt a Resolution adopting findings of Categorical Exemption pursuant to CEQA Guidelines Section 15301 of the California Environmental Quality Act and approving Conditional Use Permit 2022-20 and Site Plan Review 2022-31 to allow for the operation of a pharmacy at 483 E. Almond Ave.

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.