



REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, December 20, 2022
11:00 a.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: 84188778750# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/84188778750>. 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:

Planning Manager/Chairperson – Gary Conte
City Engineer – Keith Helmuth
Community Development Director – Will Tackett
Fire Chief – Ralph Duran
Parks Director – Joseph Hebert
Public Works Director – Jamie Hickman
Police Seargent – Shawn Bushey

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. TPM 2021-06 – Madera Springhill Suites Hotel/Black Bear Parcel Map (Report by Robert Smith)

Subject: Consideration of a Tentative Parcel Map to allow for the division of a developed 2.98-acre parcel (APN: 012-390-005) into two (2) parcels ranging in size from 0.62 acres and 2.31 acres. The parcels are located at 1209 and 1219 Almond Ave. in the CH (Highway Commercial) zone district with a C (Commercial) General Plan land use designation.

Recommendation:

- a. Conduct the public hearing and make the necessary findings.
- b. Adopt a Resolution adopting a Categorical Exemption pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions) and approving Tentative Parcel Map 2021-06.

2. TPM 2022-02 – North Schnoor Professional Offices (Report by Robert Smith)

Subject: Consideration of a Tentative Parcel Map to subdivide an irregular shaped improved 1.02-acre parcel (APN: 013-151-035) located at 2000 North Schnoor Avenue, recently approved for development, into three (3) parcels ranging in size from 0.19 to 0.56 acres. The site is zoned PO (Professional Office) with an O (Office) General Plan land use designation.

Recommendation:

- a. Conduct the public hearing and make the necessary findings.
- b. Adopt a Resolution adopting a Categorical Exemption pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions) and approving Tentative Parcel Map 2022-02.

ADMINISTRATIVE 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 Development Review Committee 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 Development Review Committee actions may be appealed to the Planning Commission. The time in which an applicant may appeal a Development Review Committee action varies from 10 to 30 days depending on the type of project. The appeal period begins the day after the Development Review Committee 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.