



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, July 11, 2023
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: 86818080142# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/86818080142>. 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. Speakers will be asked, but are not required, to identify themselves and state the subject of their comments. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on

the Agenda should be held until the hearing is opened. The Commission is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the Commission does not respond to public comment at this time.

CONSENT ITEMS: None

PUBLIC HEARINGS:

1. REZ 2022-08, CUP 2022-34 & SPR 2022-42 – Mammoth Oxygen, Inc.

Subject: A noticed continued public hearing to consider an application for a rezone, conditional use permit and site plan review to allow the establishment of a Mammoth Oxygen wholesale retail welding supply and automotive paint supply store at 794 S. Pine St. The Rezone would rezone the property from the current U (Unclassified) Zone District to the I (Industrial) Zone District for consistency with the site’s General Plan land use designation of I (Industrial). The use permit along with the site plan review, would allow the mixing and storage of paint as well as the storage and handling of oxygen supply tanks in an Industrial Zone.

This project is determined to be categorically exempt under the California Environmental Quality Act, Guidelines, Section 15301 (Existing Facilities), of the California Environmental Quality Act (CEQA) Guidelines.

Recommendation:

Conduct the hearing and;

- a. Adopt a Resolution recommending to City Council the adopting a Class 1 Categorical Exemption pursuant to CEQA and to approve the rezone of the property from U (Unclassified) to I (Industrial).
- b. Adopt a Resolution approving Conditional Use Permit 2022-34 and Site Plan Review 2022-42 contingent upon the adoption of the Categorical Exemption and approval of Rezone 2022-08 by City Council. (Report by James Troyer)

2. VAR 2023-01 – Madera Rescue Mission Parking Variance

Subject: A noticed public hearing to consider an application for a variance from the Madera Municipal Code (MMC) Section 10-3.1202 (Parking Spaces Required) to allow less than the minimum parking spaces required for the Madera Rescue Mission located at 332 Elm St. The Madera Rescue Mission is currently lacking adequate on-site parking spaces and the applicant is now seeking to further reduce the available parking spaces to provide for six (6) temporary housing units and related site improvements conditionally approved on August 10, 2022. A portion of the site is zoned R2 (one unit per 3,000 sq. ft.) with a MD (Medium Density Residential) General Plan land use designation. The remainder of the site is zoned PD (4500) (Planned Development, one unit per 4,500 sq. ft.) with a LD (Low Density Residential) General Plan land use designation.

This project is determined to be categorically exempt under the California Environmental Quality Act, Guidelines, Sections 15301 (Existing Facilities) and 15332 (In-Fill Development), of the California Environmental Quality Act (CEQA) Guidelines.

Recommendation:

Conduct the hearing and;

- a. Adopt a Resolution adopting a Class 1 and Class 32 Categorical Exemption pursuant to CEQA and approving Variance 2023-01 for the Madera Rescue Mission. (Report by Adileni Rueda)

3. CUP 2022-33, PPL 2022-05 & SPR 2022-38 – Las Palmas Apartments

Subject: A noticed public hearing to consider an application for a Conditional Use Permit, Precise Plan, and Site Plan Review that would allow the construction of a 20-unit multi-family development composed of 17 two-bedroom and 3 one-bedroom apartments on a 0.70-acre site. The development would include a two-story building of approximately 19,537 sq. ft. in total building area. The project site is located on the northwest corner of Lake St. and Moore St. in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation.

This project is determined to be categorically exempt under the California Environmental Quality Act, Guidelines, Section 15332 (In-fill Development), of the California Environmental Quality Act (CEQA) Guidelines.

Recommendation:

Conduct the hearing and;

- a. Adopt a Resolution adopting a Class 32 Categorical Exemption pursuant to CEQA and approving Conditional Use Permit 2022-33, Precise Plan 2022-05 and Site Plan Review 2023-38 for the Las Palmas Apartment project. (Report by Will Tackett)

4. CUP 2022-17 & SPR 2021-25 – 7-Eleven Travel Center

STAFF IS RECOMMENDING THIS ITEM BE CONTINUED TO THE AUGUST 8, 2023, PLANNING COMMISSION MEETING.

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

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- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the Planning Department’s Office at (559) 661-5430 or emailing planninginfo@madera.gov. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested

accommodation. Requests may also be delivered/mailed to: City of Madera, Attn: Planning Department, 205 W. 4th Street, Madera, CA 93637. At least seventy-two (72) hours' notice prior to the meeting is requested but not required. When making a request, please provide sufficient detail that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.

- The services of a translator can be made available. Please contact the Planning Department at (559) 661-5430 or emailing planninginfo@madera.gov to request translation services for this meeting. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be submitted in advance of the meeting to allow the City sufficient time to provide or arrange for the requested services. At least seventy-two (72) hours' notice prior to the meeting is requested but not required.

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.