



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, August 8, 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: 8486731128# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/8486731128>. 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:

Adam Sanchez – Planning Intern
Shannon Chaffin – City Attorney

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: June 13, 2023

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.

The Applicant has requested this item be continued to a date uncertain.

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

Subject: A continued noticed public hearing to consider an application for a site plan review allowing the development of a 24-hour highway travel center composed of a 4,880 sq. ft. service station, convenience store and fueling station with 4 truck-trailer fuel stations (5 diesel pumps), and 6 auto fuel stations (12 gasoline pumps) under two independent canopies, and landscape improvements of a 4 acre site located on the northwest corner of Avenue 17 and Golden State Boulevard / Airport Drive. The project also includes approximately 3 acres of adjacent City right-of-way and off-site infrastructure improvements including a two-lane roundabout at Avenue 17 and Golden Sate Boulevard / Airport Dr. The applicant is also applying for a conditional use permit to allow for the ale of tobacco products and for the purpose of securing a Type 20 (off-sale beer & wine) California Department of Alcohol and Beverage Control (ABC) license to sell beer and wine beverages for off site consumption. The sale of alcohol and tobacco products would be restricted to the proposed convenience store.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study / Mitigated Negative Declaration has been prepared, describing the degree of potential environmental impacts of the proposed project. The City has assessed the potential environmental impacts of the proposed project and has determined that they will be less than significant.

Recommendation:

Conduct the hearing and;

- a. Adopt a Resolution approving Conditional Use Permit 2022-17 and Site plan Review 2021-25, subject to the findings and conditions of approval. (Report by Robert Smith)

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

- 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.