



## REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4<sup>th</sup> Street, Madera, California 93637

### NOTICE AND AGENDA

Tuesday, December 12, 2023  
6:00 p.m.

Council Chambers  
City Hall

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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: 86138258558# followed by \*9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/86138258558>. Comments will also be accepted via email at [planningcommissionpubliccomment@madera.gov](mailto:planningcommissionpubliccomment@madera.gov) or by regular mail at 205 W. 4th Street, Madera, CA 93637.

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#### **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.

**PUBLIC HEARINGS:**

**1. CUP 2022-04 & SPR 2022-05 – Townplace Suites (Report by Adi Rueda)**

**Subject:** A continued public hearing to consider a conditional use permit and site plan review to allow for the development of a 53,313 sq. ft., 5-story Townplace Suites Hotel with 94 suites and 92 parking spaces on a 1.48-acre parcel approximately 400 feet southwest of the Avenue 17 / Airport Drive intersection. The site access will be via one driveway on the east side of the site connecting to an existing private drive with connectivity to Avenue 17 and Airport Drive. The site is zoned C2 (Heavy Commercial) with a General Plan land use designation of C (Commercial). APN: 013-012-020

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (Infill Development). The project is consistent with the site’s General Plan and Zoning Ordinance and the site is served by public services and utilities. The site has no value as habitat for endangered, rare or threatened species. Nor would the project result in any significant effects related to traffic, noise, air quality or water quality.

**Recommendation:**

Conduct the public hearing and:

- a. Adopt a Resolution adopting a Finding of a Class 32 Categorical Exemption from CEQA pursuant to CEQA Guidelines Section 15332 In-Fill Development and approving Conditional Use Permit 2022-04 and Site Plan Review 2022-05, based on, and subject to, the findings and conditions of approval.

**2. TSM 2022-03 & TSM 2022-04 – Ventana Subdivisions (Report by Robert Smith)**

**Subject:** A continued public hearing to consider two Tentative Subdivision Maps. TSM 2022-03 will subdivide approximately 237.5 acres into 999 lots for the development of 855 single-family residences, 144 multi-family residential units, 3 park sites and a drainage basin consistent with the adopted 237.5-acre Ventana Specific Plan. The 237.5-acre site is bound by Pecan Avenue to the north, Road 28 ¼ to the east, Hazel Avenue to the south and an existing subdivision and Parkwood Elementary School to the west. TSM 2022-04 proposes to subdivide the 237.5-acre Ventana Specific Plan Area into 19 parcels.

The project site is zoned PD-3000 (one unit for every 3,000 sq. ft. of site area), PD-4500 (one unit for every 4,500 sq. ft. of site area), PD-6000 (one unit for every 6,000 sq. ft. of site area), CN (Neighborhood Commercial) and PF (Public Facilities) Zone Districts with an MD (Medium Density) General Plan land use designation. APN’s: 012-490-002, 004, 005 & 006.

An Environmental Impact Report (EIR) was previously prepared and certified for the Specific Plan, in March 2007. Pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, Negative Declaration or addendum is required for approval of the project.

**Recommendation:**

Conduct the public hearing and:

- a. Adopt a Resolution approving Tentative Subdivision Maps 2022-03 & 2022-04, as conditioned and determining the project was fully assessed in the Ventana Specific Plan Environmental Impact Report certified on March 7, 2007, and pursuant to CEQA Guidelines Section 15162, subsequent environmental review is not required for TSMs 2022-03 and 2022-04.

**3. VAR 2023-04 & SGN 2023-30 – Ross Sign (Report by Adi Rueda)**

**Subject:** A continued public hearing to consider a variance which would allow for an increase in on-building signage at the Ross, Dress for Less retail store (Ross) located at 2237 W. Cleveland Ave. in the Madera Marketplace Shopping Center. The site is located in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation. The maximum allowable on-building signage for this tenant space is 165 sq. ft. Ross is proposing 303 sq. ft. of on-building signage. This is an approximate 83.63% increase over the allowable on-building signage.

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15311 Accessory Structures.

**Recommendation:**

Conduct the public hearing and:

- a. Adopt a Resolution denying Variance 2023-04 and Sign Permit 2023-30, based on, and subject to the findings presented.

**4. TSM 2021-02 EXT – Links Ranch Subdivision Map Extension**

**Subject:** A noticed public hearing to consider an application requesting a thirty-six month (3 year) extension of a previously approved Tentative Subdivision Map (TSM 2021-02) pursuant to California Govt. Code Section 66452.6(e). The map, first approved on November 3, 2021, is conditioned to expire on November 3, 2023. The proposed three-year extension would extend the life of TSM 2021-02 to November 3, 2026. The parcels are located at the south side of West Cleveland Avenue between Avenue 16 and Road 23 in the PD-4500 (Planned Development) Zone District with an LD (Low Density Residential), HD (High Density Residential), and OS (Open Space) General Plan land use designations.

The proposed subdivision was analyzed as part of a Mitigated Negative Declaration adopted for the original tentative subdivision map. No further analysis is required.

**Recommendation:**

Conduct the public hearing and:

- a. Adopt a Resolution approving a 3-year (36-month time extension to the Tentative Subdivision Map 2021-02.

**ADMINISTRATIVE REPORTS:**

1. **2024 Regularly Scheduled Planning Commission Calendar**
2. **League of California Cities – 2024 Planning Commissioners Academy**

**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](mailto: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](mailto: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.