



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

**Tuesday, August 13, 2024
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: 85166164358# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/85166164358>. 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.

PUBLIC HEARINGS:

1. PPL 2024-02 – Lake Street Apartments (Report by Adileni Rueda)

Subject: Consideration of an application for a precise plan proposing a multifamily residential development comprised of 15 units on ± 2.38 acres of property located on the west side of North Lake Street between Ellis Street and Adell Street (APN: 005-110-033). The site is zoned PD 4500 (Planned Development, one units per 4,500 sq. ft.) with a General Plan land use designation of Low Density Residential.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission adopting a determination of Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332/Class 32 (In-Fill Development Projects) for the project and approving Precise Plan 2024-02, subject to the findings and conditions of approval.

2. CUP 2023-08 and SPR 2023-26 – Restaurant Drive Through (Report by Adileni Rueda)

(Continued to the next meeting of the Planning Commission on September 10, 2024)

Subject: Consideration of an application for a Conditional Use Permit and Site Plan Review to allow for the use of a drive through in conjunction with a proposed restaurant on ± 0.34 acres of property located on the southern corner of the intersection of East 5th Street and North D Street at 126 North D Street (APN: 007-101-001). The site zoned C1 (Light Commercial) with a C (Commercial) General Plan land use designation.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission adopting a determination of Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines, Sections 15303/Class 3 (New Construction or Conversion of Small Structures), 15311/Class 11 (Accessory Structures) and 15332/Class 32 (In-Fill Development Projects) and approving Conditional Use Permit 2024-11 and Site Plan Review 2024-16, subject to the findings and conditions of approval.

3. CUP 2024-11 and Site Plan Review 2024-16 – Massage Parlor (Report by Robert Smith)

Subject: Consideration of an application for a Conditional Use Permit and site plan Review to allow a body massage parlor use on ± 0.86 acres of property located on the west side of Madera Avenue between Maple and Walnut Streets at 450 Madera Avenue (APN: 012-084-004). The site is zoned C1 (Light Commercial) with a C (Commercial) General Plan land use designation.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the Planning Commission of the City of Madera adopting a determination of Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301/Class 1 (Existing Facilities) and approving Conditional Use Permit 2024-11 and Site Plan Review 2024-16, subject to the findings and conditions of approval.

4. PPL 2024-03 and Vesting TSM 2022-02 – Colette Subdivision (Report by Robert Smith)

Subject: Consideration of an application for a precise plan and vesting tentative subdivision map proposing a t51-lot single family residential planned development and subdivision of ±7.77 acres of property located at the southeast corner of Adell and North D Streets (APN's: 004-170-009, 010 & 020). The proposed site is zoned PD 4500 (Planned Development, one unit for every 4,500 sq. ft.) with Low and Medium Density General Plan land use designations.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission adopting the Negative Declaration and Mitigation Monitoring and Reporting Program that was previously prepared for the project and confirming it is consistent with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

5. CUP 2024-13 and Site Plan Review 2024-14 – Himat Investments (Report by Will Tackett)

Subject: Consideration of an application for a Conditional Use Permit to allow a service station with convenience store and a drive through car wash on ±5.08 acres of property located on the southwest corner of the intersection of Olive Avenue and Tozer Street/Rd. 28. The proposal includes a request for the sale of tobacco and alcohol (Type 20) in conjunction with the proposed convenience store. The size is zoned CN (Neighborhood Commercial) with a C (Commercial) General Plan land use designation.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission determining the project was previously assessed for compliance with the requirements of the California Environmental Quality Act (CEQA) and no further documentation is required; and, approving Conditional Use Permits 2024-13 and 2024-14 subject to the findings and conditions of approval.

6. Fiscal Year 2024/25 to 2028/29 Capital Improvement Program Determination of Conformity to the City of Madera General Plan (Report by Ellen Bitter)

Subject: Consideration of a resolution finding the Fiscal Year 2024/25 to 2028/29 Capital Improvement Program in conformance with the General plan and Specific Plans of the City of Madera pursuant to Government Code Section 65401.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission adopting a determination of Categorical Exemption pursuant to Section 15061(b)(3) (General Rule) of the

California Environmental Quality Act (CEQA) Guidelines and finding that the 2024/25 to 2028/29 Capital Improvement Program is in conformance with the General Plan and Specific Plans of the City of Madera pursuant to Government Code 65401.

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.