



**REGULAR MEETING AGENDA
CITY OF MADERA
DEVELOPMENT REVIEW COMMITTEE**

**MONDAY
October 28th, 2024
11:00 am**

This meeting will be available to public viewing and participation through zoom. Members of the public may participate in the meeting remotely through an electronic meeting in the following ways: via phone by dialing (669) 900-6833 enter ID: [88113077180#](https://www.zoom.us/j/88113077180) followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/88113077180>. Public comment will also be accepted via email at drccomment@madera.gov.

CALL TO ORDER

ROLL CALL

Community Development Director / Chairperson – Will Tackett
City Engineer- Keith Helmuth
Building Official – Rafael Magallon
Fire Chief – Ralph Duran
Parks Director – Joseph Hebert
Public Works Director – Ismael Hernandez
Police Dept – Shawn Bushey

PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Development Review Committee on items which are within the subject matter jurisdiction of the Committee. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. 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 Committee is prohibited by law from taking any action on matters discussed that are not on the Agenda and no adverse conclusion should be drawn if the Committee does not respond to public comment at this time.

MINUTES

None

PUBLIC HEARING ITEMS

TPM 2024-02 & SPR 2024-18 – Auto Zone Development

A noticed public hearing to consider a tentative parcel map to authorize the subdivision of a 5.47-acre parcel (APN 012-320-008) into three (3) parcels. The subject property is located on the west side of Madera Avenue between West Gary Lane and West Pecan Avenue. Site plan Review 2024-18 would allow the development of a retail auto parts store, approximately 7,380 square feet in area, to be developed on one of the three newly subdivided parcels. The subject property is designated for Commercial planned land uses by the General Plan and is zoned C2 (Heavy Commercial). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15315 (Minor Land Divisions) and Section 15332 (In-Fill Development Projects).

COMMITTEE MEMBER COMMENTS / REPORTS

Development Review Committee members may use this time to discuss policy questions, report on potential issues of mutual interest and generally discuss ways to better coordinate project reviews.

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 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 Development Review Committee actions may be appealed to the Planning Commission. The time in which an applicant may appeal a Development Review Committee action depends 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.