



**REGULAR MEETING AGENDA  
CITY OF MADERA  
PLANNING COMMISSION**

**CITY HALL – COUNCIL CHAMBERS  
TUESDAY  
October 12, 2021  
6:00 pm**

This meeting will be conducted pursuant to the provisions of the Governor’s Executive Order which suspends certain requirements of the Ralph M. Brown Act. 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: [#84350192182](https://www.zoom.us/j/84350192182) followed by \*9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/84350192182>. Public comment will also be accepted via email at [planningcommissionpubliccomment@madera.gov](mailto:planningcommissionpubliccomment@madera.gov).

Effective Wednesday October 6, 2021, the Council Chambers are again open to the public. This Planning Commission meeting will be held in the Council Chambers located at City Hall, 205 W. 4<sup>th</sup> St., as well as being available via zoom with the information provided above.

**CALL TO ORDER**

**ROLL CALL**

Commissioner Robert Gran Jr. (Chairperson)  
Commissioner Alex Salazar (Vice Chairperson)  
Commissioner Ryan Cerioni  
Commissioner Ramon Lopez-Maciel  
Commissioner Rohi Zacharia  
Commissioner Khubaib Sheikh  
Commissioner Balwinder Singh

**INTRODUCTION OF STAFF**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

The first fifteen 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 the hearing is opened. 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.

**MINUTES:** None

**CONSENT ITEMS:** None

**PUBLIC HEARING ITEMS:**

**1. CUP 2021-04 & SPR 2021-12 – Smoke Yard (Derek Sylvester)**

A noticed public hearing to adopt a resolution denying Site Plan Review 2021-12 and Conditional Use Permit 2021-04. An originally noticed public hearing to consider a resolution to adopt findings of categorical exemption pursuant to CEQA Guidelines, Section 15301 (Existing Facilities) and to approve SPR 2021-12 and CUP 2021-04 approving the establishment of a smoke shop (Smoke Yard) for the purpose of selling cigarettes and tobacco accessories, as well as clothing (hats and shirts) and snack food and drink (packaged processed convenience foods, soda, water). This is a continuance from the August 26, 2021, Special Planning Commission meeting with direction to staff to prepare a resolution affirming the Planning Commission's August 26, 2021, tentative decision to deny Site Plan Review 2021-12 and Conditional Use Permit 2021-04.

**2. PPL 2020-03 MOD, LLA 2020-04, ABN 2020-01, ABN 2020-02 & ABN 2021-01 – Grove Garden (Derek Sylvester)**

A noticed public hearing for an application for a Precise Plan Modification (PPL 2020-03 MOD), Lot Line Adjustment (LLA 2020-04), and Abandonments (ABN 2020-01, ABN 2020-02, ABN 2021-01) to accommodate the previously approved Garden Grove multifamily housing project. The properties being adjusted are on the southeast corner of Noble and Maple Street. The affected parcels are APNs 012-026-001 (304 Grove Street) and 012-402-006 (421 Noble Street). The alley being abandoned runs along Noble Street and the western property line of 304 Grove Street. ABN 2020-01 and ABN 2020-02, respectively, call for the alley and southern terminus of Grove Street to be abandoned. ABN 2021-01 proposes an abandonment of Noble Street right-of-way on the southeast corner of its intersection with Maple Street. The abandonment of the alley and Grove and Noble Street portions will add approximately 16,927 square feet to accommodate the housing development. The lot line adjustment (LLA 2020-04) will perfect the changes to the property boundaries after all abandonments. PPL 2020-03 MOD addresses changes to previously approved PPL 2020-03, such as building layout, setbacks, overall site design, and modifications to the conditions of approval. The project site is zoned PD-2000 (Planned Development) with an HD (High Density Residential) General Plan (APN's: 012-026-001 & 012-402-006).

A Negative Declaration was previously adopted by the Planning Commission for the development on May 12, 2020. The proposed modification to the precise plan is in general conformance with the originally evaluated project; however, the addition of the lot line adjustment and abandonments of right-of-way have been incorporated and analyzed in the amended Initial Study/Negative Declaration (IS/ND). The amended Initial Study/Negative Declaration (IS/ND) is attached. The revisions to the IS/ND reflected in this attached document do not affect the adequacy or findings of the previous environmental analysis contained in the IS/ND.

**3. CUP 2021-24 & SPR 2021-26 – Alpha Motors (Derek Sylvester)**

An application for a site plan review and conditional use permit to allow the operation of an online only used car sales and parts business, Alpha Motors. The address is currently being used for an existing business, Boost Mobile, where the business operations of Alpha Motors will be conducted out of a spare office within the same building suite. The site is located on the east corner of North A Street and East Yosemite Avenue in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation. APN: 007-171-012

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301 (Existing Facilities).

**NON-PUBLIC HEARING ITEMS:** None

**ADMINISTRATIVE REPORTS:**

**COMMISSIONER REPORTS:**

**ADJOURNMENT:**

The next regular meeting will be held on November 9, 2021.

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 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.