



SPECIAL MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

**Tuesday, April 12, 2022
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: 82442432014# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/82442432014>. 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:

Commissioner Robert Gran Jr. (Chairperson)
Commissioner Ryan Cerioni
Commissioner Ramon Lopez-Maciell
Commissioner Rohi Zacharia
Commissioner Khubaib Sheikh
Commissioner Balwinder Singh

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. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened.

PUBLIC HEARINGS:

1. Conditional Use Permit 2021-19 and Site Plan Review 2021-39 – In-N-Out Burger for a new drive-thru restaurant located at 1830 W. Cleveland Ave.

Recommendation:

- A. Continue the public hearing and make the necessary findings.
- B. Adopt a resolution adopting findings of a Categorical Exemption pursuant to CEQA Guidelines Section 15332 for the project and approving Conditional Use Permit 2021-19 and Site Plan Review 2021-39 allowing for the construction of a 3,879 sq. ft. restaurant with a 747 sq. ft. patio structure and a drive-thru on an approximately 1.45-acre site.

2. Site Plan Review 2021-41 – Amond World Cold Storage Warehouse

Recommendation:

- A. Conduct a public hearing and make the necessary findings.
- B. Adopt a Resolution adopting a Mitigated Negative Declaration for the project and approving SPR 2021-41, subject to the findings and conditions of approval that would authorize the construction of a cold storage warehouse building that is 253,947 sq. ft. including ancillary areas for an employee office, a shipping office and attached annex building with site improvements including on-site parking, landscaping, stormwater treatment and extension of the public street Condor Road north from Aviation Drive up to and along the entire western property frontage. No development is proposed for the remaining 15.00-acre neighboring parcel to the west which will be part of a future phase of development.

3. Variance 2022-02 and Site Plan Review 2022-01 – Madera Police Department Secured Employee Parking Area

Recommendation:

- A. Conduct a public hearing and make the necessary findings.
- B. Adopt a Resolution adopting a finding of a Categorical Exemption pursuant to CEQA Guidelines Section 15301 for the project and approving VAR 2022-02 and Site Plan Review 2022-01 subject to the findings and conditions of approval that authorizing 42 parking stalls secured by an eight-foot-high slatted chain linked fence that would extend onto a parcel of approximately 0.32 acres, or 14,209 sq. ft. located at 320 South C Street.

4. Conditional Use Permit 2022-01 and Site Plan Review 2022-03 – Compa Franks Alcohol Sales

Recommendation:

- A. Conduct a public hearing and make the necessary findings.
- B. Adopt a resolution adopting a finding of a Categorical Exemption pursuant to CEQA Guidelines Section 15301 for the project and approving Conditional Use Permit 2022-01 and Site Plan Review 2022-03 subject to the findings and conditions of approval that would allow the on-site sale and consumption of alcohol. The site is located within a commercial center.

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

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 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.