

Minutes for: 02/13/2024
Adopted: 06/11/2024

Minutes of a Regular Meeting of the City of Madera Planning Commission

February 13, 2024
6:00 pm

Council Chambers
City Hall

CALL TO ORDER: The meeting was called to order at 6:00 pm.

ROLL CALL:

Present: Chairperson Robert Gran Jr.
Vice Chairperson Ramon Lopez
Commissioner Rohi Zacharia
Commissioner Bobby Sheikh
Commissioner Balwinder Singh
Commissioner Saim Mohammad
Commissioner Jose Eduardo Chavez

Absent: None

Staff Present: Community Development Director, Will Tackett Legal Counsel, Mike Linden
Assistant Planner, Adi Rueda Senior Planner, Robert Smith
Recording Secretary, Brandi Garcia City Engineer, Keith Helmuth
Assistant City Engineer, Raquel Rios

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 Commission has the option of asking the speaker to hold the comment 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 HEARING ITEMS:

1. CUP 2023-10 & SPR 2023-28 – Pizza Factory ABC (Report by Adileni Rueda)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera adopting a determination of Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) for the project and approving Conditional Use Permit 2023-10 and Site Plan Review 2023-28, subject to the findings and conditions of approval.

COMMISSIONER SHEIKH MOVED TO APPROVE THE MOTION AS STATED. SECONDED BY COMMISSIONER CHAVEZ THE MOTION CARRIED UNANIMOUSLY.

2. TPM 2021-02 & VAR 2023-02 – 405 Vineyard Ave. (Report by Will Tackett)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera granting a waiver of utility undergrounding requirements in accordance with City Municipal Code § 10-2.702.5(A) and subject to the required findings; and approving certain revisions to the conditions of approval for Variance 2023-02 and TPM 2021-02 in response to the applicant’s appeal.

COMMISSIONER MOHAMMAD MOVED TO APPROVE MOTION 1 AS STATED. COMMISSIONER LOPEZ SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

3. REZ 2023-03 – South I Street Offices (Report by Adileni Rueda)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera adopt Determinations of Categorical Exemptions pursuant to California Environmental Quality Act (CEQA_ Guidelines Sections 15303/Class 3 (new Construction of Conversions of Small Structures) and 15332/Class 32 (In-Fill Development Projects) and approve Rezone 2023-03.

COMMISSIONER SINGH MOVED TO APPROVE MOTION 1. SECONDED BY COMMISSIONER ZACHARIA, THE MOTION CARRIED UNANIMOUSLY.

4. TSM 2022-01 & TSM 2023-02 - Carmel II and Carmel IV (Report by Robert Smith)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera adopting the Mitigated Negative Declaration (SCH No. 2023120574) and the Mitigation Monitoring and Reporting Program prepared for the project and approving the Tentative Subdivision Map 2022-01 and Tentative Subdivision Map 2023-02, subject to the findings and conditions of approval.

COMMISSIONER SHEIKH MOVED TO APPROVE MOTION 1. SECONDED BY COMMISSIONER MOHAMMAD, THE MOTION CARRIED UNANIMOUSLY.

5. CUP 2021-12, CUP 2021-13 & SPR 2021-25 – Airport Chevron (Report by Robert Smith)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera adopting the Negative Declaration (SCH No. 2024010279) for the project and approving Conditional Use Permits 2021-12, 2021-13 and Site Plan Review 2021-25, subject to the findings and conditions of approval.

COMMISSIONER MOHAMMAD MOVED TO APPROVE MOTION 1. SECONDED BY COMMISSIONER CHAVEZ, THE MOTION CARRIED UNANIMOUSLY.

6. TPM 2020-01 EXT, PPL 2020-03 EXT and VAR 2020-02 EXT – Grove Garden Apartments (Report by Will Tackett)

Recommendation: This item was continued to the March 12, 2024, Planning Commission meeting.

7. GPA 2022-08, SPA 2022-04 & REZ 2022-09 (Report by Will Tackett)

Recommendation: This item was continued to the March 12, 2024, Planning Commission meeting.

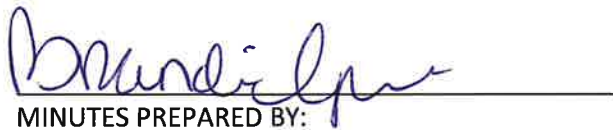
ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS: None

ADJOURNMENT: 7:22 pm



Robert Gran Jr.
Planning Commission Chairperson



MINUTES PREPARED BY:
Brandi Garcia, Administrative Assistant / Recording Secretary