



**REGULAR MEETING AGENDA
CITY OF MADERA
ZONING ADMINISTRATOR PERMIT**

**CITY HALL CONFERENCE ROOM
WEDNESDAY
October 30, 2024
11:00 am**

The City Hall Conference Room will be open to the public. The meeting will also be available for 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: [89593009529](https://www.zoom.us/j/89593009529) followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/89593009529>. Public comment will also be accepted via email at zap@madera.gov.

CALL TO ORDER

PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Zoning Administrator on items which are within the subject matter jurisdiction of the Commission. 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 Zoning Administrator 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 Zoning Administrator does not respond to public comment at this time.

PUBLIC HEARING ITEMS

1. ZAP 2024-04 – Compa Franks

(THIS ITEM HAS BEEN CANCELED AT THE REQUEST OF THE APPLICANT)

A noticed public hearing for a Zoning Administrator Permit (ZAP) to request a minor modification to Site Plan Review 2021-14 and Conditional Use Permit 2021-16 to allow for the expansion into a neighboring suite for an existing restaurant with an approved Type 41 ABC (Alcohol Beverage Control) license. The restaurant is located at 1816 Howard Rd., Ste. 5 (APN: 009-191-007). The project site is located in the C1 (Light Commercial) Zone District and is designated for Commercial land uses on the Madera General Plan land use map.

2. ZAP 2024-03 – Manufactured Home

A noticed public hearing for a Zoning Administrator Permit (ZAP) to authorize the allowance of a manufactured home on property located at 2783 Sharon Boulevard (APN: 013-280-08). The project site is located in the U (Unclassified) zone district and is designated for Low Density Residential land uses on the Madera General Plan land use map.

A preliminary environmental assessment was performed for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The project is considered Categorical Exempt pursuant to Section 15332/Class 32 (In-Fill Development Projects) of the CEQA Guidelines.

COMMITTEE MEMBER COMMENTS/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 Department 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 Department at or prior to the public hearing.

All Zoning Administrator actions may be appealed to the Planning Commission. The time in which an applicant may appeal a Zoning Administrator action varies depending on the type of project. The appeal period begins the day after the Zoning Administrator 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.