

Minutes for: 12/12/2023
Adopted: 10/08/2024

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

December 12, 2023
6:00 pm

Council Chambers
City Hall

CALL TO ORDER: The meeting was called to order at 6:16 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: Planning Manager, Gary Conte Legal Counsel, Jon Fox
Assistant Planner, Adi Rueda Senior Planner, Robert Smith
Recording Secretary, Zelda Leon for Brandi Garcia
City Engineer, Keith Helmuth

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 2022-04 & SPR 2022-05 – Townplace Suites (Report by Adileni Rueda)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera adopting a finding of Categorical Exemption from California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development) and approving Conditional Use Permit 2022-04 and Site Plan Review 2022-05, based on and subject to the findings and conditions of approval.

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

2. TSM 2022-03 & TSM 2022-04 – Ventana Subdivisions (Report by Robert Smith)

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 SHEIKH MOVED TO APPROVE MOTION 1 AS STATED. COMMISSIONER ZACHARIA SECONDED THE MOTION. THE MOTION WITH ONE ABSENTION.

3. VAR 2023-04 & SGN 2023-30 – Ross Sign (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 A MOTION REFERRING THE ITEM BACK TO STAFF FOR FURTHER REVIEW AND TO LATER RETURN TO THE PLANNING COMMISSION. SECONDED BY COMMISSIONER SHEIKH, THE MOTION CARRIED UNANIMOUSLY.

4. TSM 2021-02 EXT – Links Ranch Subdivision Map Extension (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.

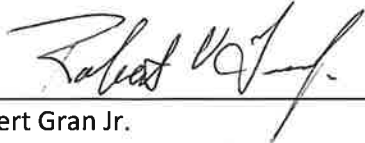
COMMISSIONER CHAVEZ MOVED TO APPROVE MOTION 1. SECONDED BY COMMISSIONER SHEIKH, THE MOTION CARRIED UNANIMOUSLY.

ADMINISTRATIVE REPORTS:

- 2024 Regularly Scheduled Planning Commission Meeting Calendar
- League of California Cities – 2024 Planning Commissioners Academy

COMMISSIONER REPORTS: None

ADJOURNMENT: 7:22 pm



Robert Gran Jr.
Planning Commission Chairperson



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