



## REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4<sup>th</sup> Street, Madera, California 93637

### NOTICE AND AGENDA

Tuesday, December 10, 2024  
6:00 p.m.

Council Chambers  
City Hall

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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: 84214698765# followed by \*9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/84214698765>. Comments will also be accepted via email at [planningcommissionpubliccomment@madera.gov](mailto:planningcommissionpubliccomment@madera.gov) or by regular mail at 205 W. 4th Street, Madera, CA 93637.

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#### **CALL TO ORDER:**

#### **ROLL CALL:**

Chairperson Robert Gran Jr.  
Vice Chair Ramon Lopez-Maciel  
Commissioner Rohi Zacharia  
Commissioner Khubaib Sheikh  
Commissioner Balwinder Singh  
Commissioner Saim Mohammad  
Commissioner Jose Eduardo Chavez

#### **INTRODUCTION OF STAFF:**

#### **PLEDGE OF ALLEGIANCE:**

#### **APPROVAL OF MINUTES:**

#### **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 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 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 HEARINGS:**

**1. OTA 2024-02 – Ordinance Text Amendment (Title X: Planning and Zoning of the City Municipal Code)**

**Subject:** Consideration of an update to Chapter 3 of Title X: Planning and Zoning of the City Municipal Code (CMC). The proposed update includes amendments and additions to the definitions, modifications to the allowed uses within the City’s zone districts, as well as revisions to the application review and approval procedures to implement the City’s Housing Element of the General Plan and to comply with recent State requirements.

**Recommendation:**

Conduct a public hearing and adopt:

- a. A Resolution of the Planning Commission of the City of Madera recommending the City Council of the City of Madera adopt an ordinance amending Chapter 3 of Title X: Planning and Zoning of the City Municipal Code regarding housing-related definitions, procedures, and regulated uses in zone districts that allow housing.

**2. CUP 2024-17 & SPR 2024-27 – Taco Bulls Mobile Food Vendor (Report by Rudy Luquin)**

**Subject:** Consideration of an application for a Conditional Use Permit and Site Plan Review to permit the operation of a mobile food preparation unit on private commercial property generally located at the northwest corner of the intersection of W. Cleveland Ave. and Highway 99 at 1801 W. Cleveland Ave (APN: 013-110-010). The site is zoned C2 (Heavy Commercial) and is designated for Commercial uses on the General Plan Land Use Map.

**Recommendation:**

Conduct a public hearing and adopt:

- a. A Resolution of the Planning Commission of the City of Madera determining the project is Categorical Exempt pursuant to Section 15311/Class 11 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit (CUP) 2024-17 and Site Plan Review (SPR) 2024-27, subject to the findings and conditions of approval.

**3. CUP 2024-16 & SPR 2024-26 – Country Club Commercial Uses (Report by Adi Rueda)**

**Subject:** Consideration of applications for a Conditional Use Permit (CUP 2024-16) and Site Plan Review (SPR 2024-26) to permit commercial uses on residentially zoned parcels located on the east side of Country Club Drive (Rd. 26) between Martin and Ellis Streets (APN[s]: 038-070-003 and 038-070-024). The site was previously developed in the Madera County jurisdiction and was rezoned to residential when annexed into the City of Madera. The site is currently zoned R1 (Residential, one unit for each 6,000 sq. ft. of site area) and is designated for Low Density Residential uses on the General Plan Land Use Map.

**Recommendation:**

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Sections 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit (CUP) 2024-16 and Site Plan Review (SPR) 2024-26, subject to the findings and conditions of approval.

**4. CUP 2022-23 & SPR 2022-35 – Convenience Store and Alcoholic Beverage Control (ABC) License (Report by Rudy Luquin)**

**Subject:** Consideration of an application for a Conditional Use Permit (CUP 2022-23) and Site Plan Review (SPR 2022-35) requesting authorization to convert an existing service station building for use as a convenience store and authorization to obtain a California Department of Alcoholic Beverage Control (ABC) Type 20 License (Off-Sale Beer & Wine) for property located on the north side of West Yosemite Avenue between North R and North Q Streets at 1221 West Yosemite Avenue (APN: 010-062-013). The Type 20 ABC license is issued to retail stores and authorizes the sale of beer and wine for consumption off the premises where sold. The project site is designated for Commercial land uses by the General Plan and is zoned C1 (Light Commercial).

**Recommendation:**

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Sections 15301/Class 1 (Existing Facilities), 15303/Class 3 (New Construction or Conversion of Small Structures) and 15332/Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit (CUP) 2022-23 and Site Plan Review (SPR) 2022-35, subject to the findings and conditions of approval.

**5. GPA 2024-01, ANX 2024-01, REZ 2024-02, TSM 2024-01 & Mitigated Negative Declaration (SCH 2024110144) – Ellis & Fairview Residential Subdivision (Report by Adi Rueda)**

**Subject:** Consideration of an application for a General Plan Amendment (GPA 2024-01), Annexation (ANX 2024-01), Prezone (REZ 2024-02), Tentative Subdivision Map (TSM 2024-01) and associated Mitigated Negative Declaration (SCH 2024110144). ANX 2024-01 and REZ 2024-02 pertain to the project area comprised of eleven parcels totaling ± 19.90 acres in area bound by Adell and Fairview Streets on the south and west and the Madera Irrigation District Canal (Lat. 24.2) on the north and east in the County of Madera. GPA 2024-01 and TSM 2024-01 pertain to the project site comprised of a ±6.93-acre parcel located on the northeast corner of Ellis and Fairview Streets (APN: 038-060-017). These applications have been filed to facilitate annexation of the project area to the City of Madara and the subdivision of the project site into 61 single family lots in accordance with TSM 2024-01.

**Recommendation:**

Conduct a public hearing and adopt:

- a. A Resolution of the Planning Commission of the City of Madera adopting the Mitigated Negative Declaration (SCH 2024110144) and the Mitigation Monitoring and Reporting Program prepared for purposes of the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines and contingently approving TSM 2024-01, subject to the findings and conditions of approval; and
- b. A Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera approve GPA 2024-01 and REZ 2024-02 to facilitate annexation to the City of Madera (ANX 2024-01).

**ADMINISTRATIVE REPORTS:**

**1. 2025 Planning Commission Meeting Dates**

**COMMISSIONER REPORTS:**

**ADJOURNMENT:**

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- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the Planning Department's Office at (559) 661-5430 or emailing [planninginfo@madera.gov](mailto:planninginfo@madera.gov). Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested accommodation. Requests may also be delivered/mailed to: City of Madera, Attn: Planning Department, 205 W. 4th Street, Madera, CA 93637. At least seventy-two (72) hours' notice prior to the meeting is requested but not required. When making a request, please provide sufficient detail that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.
- The services of a translator can be made available. Please contact the Planning Department at (559) 661-5430 or emailing [planninginfo@madera.gov](mailto:planninginfo@madera.gov) to request translation services for this meeting. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be submitted in advance of the meeting to allow the City sufficient time to provide or arrange for the requested services. At least seventy-two (72) hours' notice prior to the meeting is requested but not required.

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.