



**REGULAR MEETING AGENDA
CITY OF MADERA
DEVELOPMENT REVIEW COMMITTEE**

**WEDNESDAY
October 29, 2025
11:00 am**

The Council Chambers 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: [85054606566#](https://www.zoom.us/j/85054606566) followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/85054606566>. Public comment will also be accepted via email at drccomment@madera.gov.

CALL TO ORDER

ROLL CALL

Community Development Director / Chairperson – Will Tackett
City Engineer- Keith Helmuth
Chief Building Official – Rafael Magallon
Fire Chief – Larry Pendarvis
Parks Director – Joseph Hebert
Acting Public Works Director – Arnolando Rodriguez
Police Sargent – Matthew McCombs

PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Development Review Committee on items which are within the subject matter jurisdiction of the Committee. 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 Committee is prohibited by law from taking any action on matters discussed that are not on the Agenda and no adverse conclusion should be drawn if the Committee does not respond to public comment at this time.

MINUTES

None

PUBLIC HEARING ITEMS

1. TPM 2024-03 – Freedom Industrial Tentative Parcel Map

Subject: A noticed public hearing to consider Tentative Parcel Map (TPM) 2024-03 proposing to dedicate public streets and reconfigure 14 parcels (APN[s]: 009-331-004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 018, 019, 024 & 025) within the Freedom Industrial Park generally located on the northwest corner of the intersection of West Pecan Avenue and South Pine Street. The subject property is designated for Industrial planned land uses by the General Plan and is zoned I (Industrial).

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the Development Review Committee (DRC) determining the project has been previously assessed and subsequent review is not required

pursuant to the provisions of Section 15162 of the California Environmental Quality Act (CEQA) Guidelines and approving Tentative Parcel Map 2024-03, subject to the findings and conditions of approval.

2. TPM 2025-04 – Kennedy & Westberry Tentative Parcel Map

Subject: A noticed public hearing to consider Tentative Parcel Map (TPM) 2025-04 proposing the subdivision of a ±15.36-acre parcel (APN: 013-030-013) located on the southeast corner of the intersection of North Westberry Boulevard and West Kennedy Street (Avenue 16) into three parcels. The subject property is designated for Industrial planned land uses by the General Plan and is zoned I (Industrial).

Recommendation:

Conduct a public hearing and adopt:

- b. A Resolution of the Development Review Committee (DRC) determining the project is Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines and approving Tentative Parcel Map 2025-04, subject to the findings and conditions of approval.

3. TPM 2025-05 – Foxglove and Schnoor Tentative Parcel Map

Subject: A noticed public hearing to consider Tentative Parcel Map (TPM) 2025-05 proposing the subdivision of a ±2.3-acre parcel (APN: 013-070-014) located on the west corner of the intersection of Foxglove Way and North Schnoor Avenue into two parcels. The subject property is designated for Commercial planned land uses by the General Plan and is zoned C-1 (Light Commercial).

Recommendation:

Conduct a public hearing and adopt:

- c. A Resolution of the Development Review Committee (DRC) determining the project is Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines and approving Tentative Parcel Map 2025-05, subject to the findings and conditions of approval.

COMMITTEE MEMBER COMMENTS / REPORTS

Development Review Committee members may use this time to discuss policy questions, report on potential issues of mutual interest and generally discuss ways to better coordinate project reviews.

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 Development Review Committee actions may be appealed to the Planning Commission. The time in which an applicant may appeal a Development Review Committee action depends on the type of project. The appeal period begins the day after the Development Review Committee 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.