



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, May 12, 2026
6:00 p.m.

Council Chambers
City Hall

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: 82373753041# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/82373753041>. Comments will also be accepted via email at planningcommissionpubliccomment@madera.gov or by regular mail at 205 W. 4th Street, Madera, CA 93637.

CALL TO ORDER:

ROLL CALL:

Chairperson Robert Gran Jr.
Vice Chair Ramon Lopez-Maciel
Commissioner Tim Riche
Commissioner Abel Perez
Commissioner Balwinder Singh
Commissioner Saim Mohammad

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. CUP 2026-06 & SPR 2026-05 – Food Vendor Fixed Location (Tortilleria Familia Oaxaquena)
Report by Adi Rueda**

Subject: Consideration of an application for a Conditional Use Permit (CUP 2026-06) and Site Plan Review (SPR 2026-05), requesting approval for a food truck to operate at the fixed location of 1102 N. Lake St. (APN 004-103-003). The project site is a 2.1 acre parcel zoned C1 (Light Commercial) with a General Plan land use designation of C (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) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2026-06 and Site Plan Review 2025-06 subject to the findings and conditions of approval.

2. CUP 2026-07 & SPR 2026-06 – West Yosemite Overlay Beauty Salon (Report by Adi Rueda)

Subject: Consideration of an application for a Conditional Use Permit (CUP 2026-07) and Site Plan Review (SPR 2026-06) requesting approval to establish a beauty salon at 816 W. Yosemite Ave. (010-113-016). The site is zoned POWYO (Professional Office West Yosemite Overlay) with a General Plan land use designation of O (Office).

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) of the California Environmental Quality Act (CEQA) Guidelines and approving the modification of hours to Conditional Use Permit 2026-07 and Site Plan Review 2026-06 subject to the findings and conditions of approval.

3. CUP 2025-01 & SPR 2025-04 – Food Trucks (Report by Robert Smith)

Subject: Consideration of an application for a Conditional Use Permit (CUP 2025-01) and Site Plan Review (SPR 2025-04) requesting authorization for the development of a food truck court for the operation of mobile food preparation units on a ± 0.21 acre parcel located on the eastern corner of East Yosemite Ave. and South Lake St. at 600 East Yosemite Ave. (APN: 007-173-019). The project site is zoned C1 (Light Commercial) with a General Plan land use designation of C (Commercial).

STAFF IS REQUESTING THIS ITEM BE CONTINUED TO A FUTURE DATE.

4. GPA 2026-03 & REZ 2026-01 – Housing Element

Subject: Consideration of a General Plan Amendment (GPA) 2026-03 and Rezone (REZ) 2026-01 to change the General Plan Land Use Map and amend the Official Zoning Map of the City to increase densities and implement the programs, scheduled actions, and zone changes as described in the City of Madera’s adopted 2024-2032 6th Cycle Housing Element.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission recommending the Council of the City of Madera determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 21080.085 of the California Public Resources Code and recommending the Council approve General Plan Amendment 2026-03 and Rezone 2026-01.

5. OTA 2026-02 – Amendment to Zoning Regulations

Subject: Consideration of a Resolution of Intent to initiate the procedure to amend Chapter 3, Title X: Planning and Zoning of the City Municipal Code (CMC). The proposed update includes amendments to the Zoning Regulations of the City Municipal code to add provisions relating to regulation of Massage Therapy operations.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission recommending City Council adopt a resolution to amend the Zoning Regulations of the City Municipal Code to add or modify provisions relating to Massage Therapy operations.

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

-
- 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. 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 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.