



Minutes for: 08/12/2025
Adopted: 01/20/2026

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

August 12, 2025
6:00 pm

Council Chambers
City Hall

CALL TO ORDER: The meeting was called to order at 6:00 pm.

ROLL CALL:

Present: Chairperson Robert Gran Jr.
Vice Chairperson Ramon Lopez
Commissioner Tim Riche
Commissioner Abel Perez
Commissioner Balwinder Singh
Commissioner Saim Mohammad
Commissioner Jose Eduardo Chavez

Absent: None

Staff Present: Community Development Director, Will Tackett
Legal Counsel, Mike Linden Senior Planner, Robert Smith
Senior Planner, Rudy Luquin Assistant Planner, Adi Rueda
City Engineer, Keith Helmuth Assistant City Engineer, Raquel Rios
Recording Secretary, Brandi Garcia

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: September 12, 2023 / February 11, 2025 / May 13, 2025 / July 8, 2025

COMMISSIONER PEREZ MOVED TO APPROVE THE MINUTES AS PRESENTED. SECONDED BY COMMISSIONER SINGH, THE MOTION CARRIED UNANIMOUSLY.

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 2025-07 & SPR 2025-11 – Madera Ave ABC License (Report by Adi Rueda)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera denying the request to amend the conditions of approval for Conditional Use Permit 2025-07 and Site Plan Review 2025-11, subject to the findings.

COMMISSIONER PEREZ MOVED TO APPROVE THE CUP AS PRESENTED WITH THE EXCEPTION OF CONDITIONS 19, 20 AND 23 BASED ON THE FINDINGS OF THERE BING NO IMPACT TO HEALTH AND SAFETY WITH CONSIDERATION OF THE VISION 2025. BECAUSE OF THE HISTORY AND TENURE OF BUSINESS THAT HAS BVEEN OPERATED BY THE SAME OWNER PRIOR AND DURING THE VISION 2025 PLAN AND AS ADDITIONAL FINDINGS STATED BY COUNSEL. SECONDED BY COMMISSIONER RICHE, THE MOTION CARRIED UNANIMOUSLY.

2. CUP 2025-01 & SPR 2025-04 – East Yosemite Food Truck Court (Report by Robert Smith)

THE APPLICANT REQUESTED THIS ITEM BE CONTINUED TO THE SEPTEMBER 9TH PLANNING COMMISSION MEETING.

COMMISSIONER GRAN MOVED TO CONTINUE THE ITEM TO THE SEPTEMBER 9, 2025, PLANNING COMMISSION MEETING.

ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS:

Commissioner Gran mentioned he will not be in attendance for the September 9th meeting.

Commissioner Perez noted that he saw on social media there was a post from Code Enforcement. They posted about getting to know your City. He thinks it's a good way to communicate and let them know that we do have resources that you can rely on. It goes hand in hand with trying to make this a community where people want to do business and live.

ADJOURNMENT: 6:49 pm



Robert Gran Jr.
Planning Commission Chairperson



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