



Minutes for: 10/14/2025  
Adopted: 01/20/2026

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

October 14, 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 Jose Eduardo Chavez  
Commissioner Balwinder Singh (arrived at 6:01pm after roll call)

Absent: Commissioner Saim Mohammad

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

### **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 2025-01 & SPR 2025-04 – East Yosemite Food Truck Court (Report by Robert Smith)

STAFF REQUESTED THIS ITEM BE REFERRED BACK TO STAFF.

2. CUP 2025-03 & SPR 2025-06 – El Toro Iron and Metal Recycling Processing Facility (Report by Adi Rueda)

THIS ITEM HAS BEEN CONTINUED TO THE NOVEMBER 4, 2025, PLANNING COMMISSION MEETING.

3. CUP 2025-04 & SPR 2025-07 – Large Recycling Collection Facility (Report by Adi Rueda)

THE APPLICANT WITHDREW HIS APPLICATION FROM THE HEARING AND REQUESTED THE CITY NOT TAKE ACTION ON THE ITEM.

4. CUP 2025-09 & SPR 2025-13 – Eagle Tires and Wheels (Report by Adi Rueda)

**Recommendation:** Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera determining the project is Categorically Exempt pursuant to Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2025-09 and Site Plan Review 2025-13 subject to the findings and conditions of approval.

COMMISSIONER CHAVEZ MOVED TO APPROVE MOTION 1 WITH THE ADDITION CONDITION. SECONDED BY COMMISSIONER PEREZ, THE MOTION CARRIED UNANIMOUSLY.

5. CUP 2025-10 & SPR 2025-17 – Olive Plaza Massage Parlor – Lucky Massage (Report by Adi Rueda)

**Recommendation:** Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera determining the project is Categorically Exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2025-10 and Site Plan Review 2025-17, subject to the findings and conditions of approval.

COMMISSIONER SINGH MOVED TO APPROVE MOTION 1. SECONDED BY COMMISSIONER MOHAMMAD, THE MOTION CARRIED UNANIMOUSLY.

ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS: None

ADJOURNMENT: 6:47 pm



Robert Gran Jr.  
Planning Commission Chairperson



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