



Minutes for: 03/12/2024
Adopted: 06/11/2024

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

March 12, 2024
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 Rohi Zacharia
Commissioner Bobby Sheikh
Commissioner Balwinder Singh
Commissioner Saim Mohammad
Commissioner Jose Eduardo Chavez

Absent: None

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

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. TPM 2020-01 EXT, PPL 2020-03 EXT& VAR 2020-02 EXT – Grove Garden Apartments

This item was referred back to staff.

2. GPA 2022-08, SPA 2022-01 & REZ 2022-09 (Report by Will Tackett)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera adopt the Mitigated Negative Declaration (SCH No. 2024030027) and the Mitigation Monitoring and Reporting Program prepared for purposes of the proposed project; and recommending the Council approve General Plan Amendment 2022-08, Specific Plan Amendment 2022-01 and Rezone 202-09.

COMMISSIONER SINGH MOVED TO APPROVE MOTION 1 AS STATED. COMMISSIONER MOHAMMAD SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

3. CUP 2022-25 MOD – El Epazote (Report by Robert Smith)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera adopting a determination of Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) for the project and approving Conditional Use Permit Modification 2022-25 MOD, subject to the findings and conditions of approval.

COMMISSIONER CHAVEZ MOVED TO APPROVE MOTION 1. SECONDED BY COMMISSIONER ZACHARIA, THE MOTION CARRIED UNANIMOUSLY.

4. CUP 2024-01 & SPR 2024-01 – Mi Rancho Market ABC (Report by Adileni Rueda)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera approving Conditional Use Permit 2024-01 and Site Plan Review 2024-01 to allow a grocery store use to obtain a California Department of Alcoholic Beverage Control (ABC) Type 20 License (Off-Sale Beer and Wine) to allow the sale of beer and wine for consumption off the premises where sold.

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

ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS:

Commissioner Gran noted it sounds like the Commissioners had a great time at the Conference.

ADJOURNMENT: 6:53 pm



Robert Gran Jr.
Planning Commission Chairperson



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