

## REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4<sup>th</sup> Street, Madera, California 93637

### NOTICE AND AGENDA

**Tuesday, February 10, 2026**  
**6:00 p.m.**

**Council Chambers**  
**City Hall**

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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: 83492779729# followed by \*9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/83492779729>. Comments will also be accepted via email at [planningcommissionpubliccomment@madera.gov](mailto:planningcommissionpubliccomment@madera.gov) or by regular mail at 205 W. 4th Street, Madera, CA 93637.

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**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  
Commissioner Jose Eduardo Chavez

**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. SGN 2026-06 – Evapco Flagpole Height**

**Subject:** Consideration of an application to authorize the addition of three flagpoles that exceed 24 feet in height to be located on the southeastern side of South Schnoor Avenue and West Almond Avenue at 1850 West Almond Avenue (APN: 009-330-006). The project site is located within the (I) Industrial zone district and is designated for Industrial land uses in the General Plan.

**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 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines.

**WORKSHOP:** Massage Therapy Regulations

**ADMINISTRATIVE REPORTS:**

**COMMISSIONER REPORTS:**

**ADJOURNMENT:**

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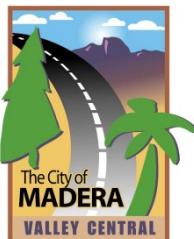
- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the Planning Department's Office at (559) 661-5430 or emailing [planninginfo@madera.gov](mailto: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](mailto: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.



## REPORT TO THE PLANNING COMMISSION

**Prepared by:** Adilene Rueda, Associate Planner

**Meeting of:** February 10, 2026

**Agenda Number:** 1

### **SUBJECT:**

Consideration of application for Sign (SGN) 2026-06 to authorize the addition of three (3) flagpoles that exceed 24 feet in height to be located on the southeasterly side of South Schnoor Avenue and West Almond Avenue at 1850 West Almond Avenue (APN: 009-330-006).

### **RECOMMENDATION:**

Conduct a public hearing and adopt:

1. A Resolution of the Planning Commission of the City of Madera determining the project is Categorically Exempt pursuant to Section 15311/Class 11 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines and approving Sign Application (SGN) No. 2026-06, subject to the findings and conditions of approval.

### **SUMMARY:**

The applicant, Nick Salinas, has filed for Sign Application (SGN) No. 2026-06 requesting authorization to erect three flagpoles at 1850 W. Almond Avenue (APN: 009-330-006). The site is zoned I (Industrial) and is designated for Industrial land uses by the Madera General Plan.

The subject applications propose no physical changes to the subject building. Any future site modifications would be subject to additional site plan review; any tenant improvements are subject to acquisition of building permits as may be required in accordance with the California Building Code.

Table 1 below provides a brief overview of the entitlement request, project applicant, project location and site characteristics.

**Table 1: Project Overview**

<b>Project Number:</b>	SGN 2026-06
<b>Applicant:</b>	Nick Salinas
<b>Property Owner:</b>	Evapco Inc.
<b>Location:</b>	1850 W. Almond Avenue (APN: 009-330-006)
<b>Project Area:</b>	Approximately 9.51 acres
<b>Land Use:</b>	I (Industrial)
<b>Zoning District:</b>	I (Industrial)

<b>Site Characteristics</b>	The site is approximately 9.51 acres and currently has one building at approximate 101,136 square feet of building area.
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## **BACKGROUND:**

The project site has been approved for development, additions, and expansion under several entitlements. Table 2 provides additional information about such entitlements.

<b>Table 2: Previous Entitlements</b>	
<b>Entitlement</b>	<b>Summary</b>
SPR 1989-15	Construction of the industrial building
SPR 1990-01	Construction of a temporary mobile office
SPR 1990-13	Construction of silo
SPR 1990-18	Addition to the industrial building
SPR 1991-03	Construction of warehouse
SPR 1991-12	Construction of a second silo
SPR 2011-09	Additon of raw product silos
SPR 2023-13	Building Expansion to the existing building

Currently, the project site operates under the manufacturing business Evapco in which the business operates on two abutting parcels – 1900 W. Almond Avenue and 1850 W. Almond Avenue.

## **ANALYSIS:**

### *Sign Application*

Pursuant to City Municipal Code (CMC) Section § 10-6.04, flags of any nation, political subdivision, or fraternal or religious organization and those flags determined by the Planning Commission to be of a noncommercial, nonprofit civic character shall be exempt. However, this is provided the pole height does not exceed 24 feet and that the height of the flag is not more than one-fourth the height of the pole. Flagpoles higher than 24 feet are to submit a Planning Department sign application for the approval or denial by the Planning Commission.

SGN 2026-06 proposes the addition of three flagpoles to the manufacturing business, Evapco. Two flagpoles are 25 feet tall, and the third flagpole is 30 feet tall. The three flags exceed 24 feet in height therefore Planning staff is asking the Planning Commission to make a determination on the application. Planning staff supports the height of the signs for the following:

- Flag Design - The flags are to display a United States of America flag, California state flag, and the Evapco company logo flag. In terms of the types of flags, Planning staff does not oppose the designs as they do not display forms of commercial advertising. Planning has reviewed location and deemed it to be appropriate with the existing site plan. The flags are to be placed in the front elevation displayed along with a monument sign.

The clustering of flags are prohibited in terms of advertising but are commonly seen within commercial businesses that utilize advertising flags known as “feather flags.” To combat this issue, Evapco has limited their flag display to three flags and will be permanent instead of temporary flags. To reiterate from Flag Design, the proposed flags do not meet the classification of advertisement.

- **Airport Land Use Compatibility** – The project site is located within the Industrial zone district. City Municipal Code (CMC) states that industrial zoning shall be permitted to construct at a maximum height of 65 feet. Anything above 65 feet shall secure a conditional use permit. Sections that prohibit or limit height restrictions are mentioned in CMC Section 10-5.203 for the Airport Approach Zoning district and Madera Countywide Airport Land Use Compatibility Plan. Depending on where the parcel is within the compatibility zone, height limits can range from 35 to 150 feet maximum. The project site is not located within the Airport Compatibility Policy Map.

#### **ENVIRONMENTAL REVIEW:**

Staff performed a preliminary environmental assessment and determined that the project is exempt pursuant to Section 15311/Class 11 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines because the project consists of construction of minor accessory structures to an existing industrial facility therefore not result in any potential environmental impacts under CEQA. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project.

#### **ALTERNATIVES:**

As an alternative, the Commission may elect to:

1. Move to refer the item back to staff and/or continue the public hearing to a future Commission meeting at a date certain with direction to staff to return with an updated staff report and/or resolution(s): (Commission to specify date and reasons for continuance).
2. Move to deny one more request based on specified findings: (Commission to articulate reasons for denial).
3. Provide staff with other alternative directives.

#### **ATTACHMENTS:**

1. Vicinity Map
2. General Plan Land Use Map and Official Zoning Map
3. Flag Renderings
4. Airport Compatibility Policy Map
5. Planning Commission Resolution  
Exhibit “A” - Conditions of Approval

## **ATTACHMENT 1**

Vicinity Map



**ATTACHMENT 2**  
General Plan Land Use Map/ Official Zoning Map

## General Plan Land Use



### General Plan Land Use Designations

- █ C - Commercial
- █ O - Office
- █ I - Industrial
- █ VLD - Very Low Density Residential
- █ LD - Low Density Residential
- █ MD - Medium Density Residential
- █ HD - High Density Residential

## Zoning District



### Industrial Districts

 I - Industrial

 IP - Industrial Park

### Other Districts

 PF - Public Facilities

 RCO - Resource Conservation and Open Space

 U - Unclassified

 S - Special Provisions Applicable

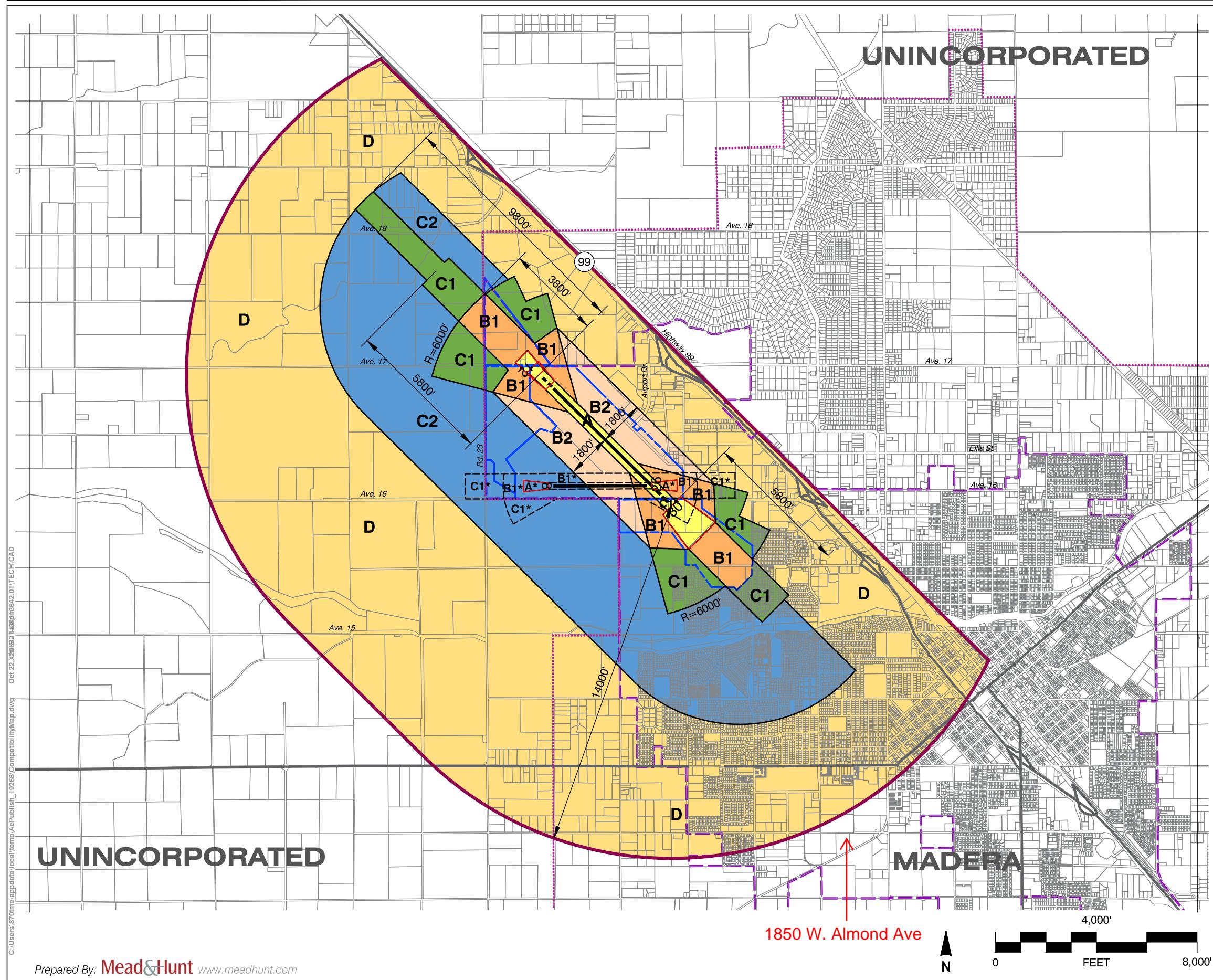
**ATTACHMENT 3**  
Flag Renderings







**ATTACHMENT 4**  
Airport Compatibility Policy Map



**Madera Countywide**  
**Airport Land Use Compatibility Plan**  
(Adopted September 29, 2015)

**Compatibility Policy Map**  
Madera Municipal Airport

## **ATTACHMENT 5**

Planning Commission Resolution  
Exhibit "A" – Conditions of Approval

## RESOLUTION NO. 2039

### RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO SECTION 15311 (ACCESSORY STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING SIGN APPLICATION (SGN) 2026-06

**WHEREAS**, Nick Salinas (“Applicant”) has filed SGN 2026-06 to authorize the addition of three (3) flagpoles that exceed 24 feet in height to be located on the southeasterly side of South Schnoor Avenue and West Almond Avenue located at 1850 West Almond Avenue (APN: 009-330-006); and

**WHEREAS**, the site is designated for Industrial planned land uses on the General Plan Land Use Map and is zoned I (Industrial) by the Zoning Ordinance; and

**WHEREAS**, in accordance with City Municipal Code Section § 10-6.04, the Planning Commission approve or deny flagpoles that exceed the height of twenty-four (24) feet; and

**WHEREAS**, operations proposed in accordance with SGN 2026-06 have been determined to be able to occur on the site in a manner that is not detrimental to the welfare and well-being of the surrounding uses and the City at large; and

**WHEREAS**, a preliminary environmental assessment was performed and the proposed project was found to be Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Accessory Structures); and

**WHEREAS**, pursuant to the provisions of the City Municipal Code (CMC), the Planning Commission is authorized to review and approve flagpoles above twenty-four (24) feet in height and environmental assessments for associated projects on behalf of the City; and

**WHEREAS**, the Planning Commission received and independently reviewed and considered SGN 2026-06 at the duly noticed meeting on February 10, 2026; and

**WHEREAS**, a public hearing was held, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Planning Commission; and

**WHEREAS**, after due consideration of the items before it, the Planning Commission now desires to adopt a Categorical Exemption for the project pursuant to CEQA and approve SGN 2026-06; and

**NOW THEREFORE**, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.
2. CEQA: A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Planning Commission determines that the project is exempt under Section 15311/Class

11 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines because the project consists of construction of minor accessory structures to an existing industrial facility therefore does not result in any potential environmental impacts under CEQA. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project.

3. **Findings to Approve SGN 2026-06:** The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of the sign application as conditioned. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

*Finding a: The proposal is consistent with the General Plan, operative plans and Zoning Ordinance.*

The General Plan designates the subject site for industrial uses and the site is zoned I (Industrial), which is consistent with the Industrial land use category pursuant to Table LU-A: General Plan/Zoning Consistency of the Madera General Plan.

Industrial zone district has a height restriction of 65 feet. The proposed sign application does not exceed 65 feet and is not located within special districts.

*Finding b: The proposed use will be compatible with the surrounding properties.*

The project site is an existing integrated industrial zone district suited for industrial uses. The proposal is for an existing building on a developed area. As conditioned, the use will be compatible with surrounding properties and is consistent with applicable requirements regulating such use.

*Finding c: The establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.*

The proposed use will not result in a detriment to the health, safety, peace, morals, comfort, or general welfare of persons or property in the surrounding area. The operations of this proposal have been conditioned by staff. Subject to operational compliance with the project conditions of approval, the general welfare and safety of the surrounding uses and the City at large will not be negatively impacted.

4. **Approval of SGN 2026-06:** Given that all findings can be made, the Planning Commission hereby approves the sign application as conditioned and set forth in the Conditions of Approval attached as Exhibit "A".

5. Effective Date: This resolution is effective immediately.

\* \* \* \*

Passed and adopted by the Planning Commission of the City of Madera this 10<sup>th</sup> day of February 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

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Robert Gran Jr.  
Planning Commission Chairperson

Attest:

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David Brletic  
Planning Manager

Exhibit "A" - Conditions of Approval for SGN 2026-06

**EXHIBIT A**  
**SGN 2026-06**  
**EVAPCO FLAGPOLES**  
**CONDITIONS OF APPROVAL**  
**February 10, 2026**

**NOTICE TO APPLICANT**

Pursuant to Government Codes Section 66020(d)(1) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this project, or any proceedings undertaken regarding the City's actions taken or determinations made regarding the project, including but not limited to validity of conditions of approval must occur within ninety (90) calendar days after the date of decision. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

**IMPORTANT: PLEASE READ CAREFULLY**

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Approval of this permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this permit, the zoning ordinance, and all City standards and specifications. This permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the permit as delineated herein

and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made. All discretionary conditions of approval for SGN 2026-06 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within ten (10) days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

These conditions are applicable to any person or entity making use of this permit, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this permit.

## **CONDITIONS OF APPROVAL**

### General

1. SGN 2026-06 will expire twenty-four months from date of issuance, unless positive action is taken on the project as provided in the Madera Municipal Code or required action is taken to extend the approval before expiration date.
2. All on-site and off-site requirements listed herein shall be completed in advance of any request for a building permit final inspection, occupancy of the tenant suite or issuance of a business license, or as otherwise noted.
3. Vandalism and graffiti shall be corrected per the City Municipal Code (CMC).
4. The applicant shall submit to the City of Madera Planning Department a check in the amount necessary to file a Notice of Exemption at the Madera County Clerk. This amount shall equal the Madera County filing fee in effect at the time of filing. **Such check shall be made payable to the Madera County Clerk and submitted to the City of Madera Planning Department no later than three (3) days following action on SGN 2026-06.**
5. The property owner, operator and/or manager shall operate in a manner that does not generate noise, odor, blight, or vibration that adversely affects any adjacent properties.
6. Approval of SGN 2026-06 is for the benefit of the applicant. The submittal of site plan review application by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Madera and its agents, officers, consultants, independent contractors, and employees ("City") from any

and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys fees, and damages arising therefrom (collectively "claim").

The City shall promptly notify the applicant of any claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

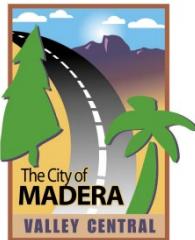
Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record.

Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

## **PLANNING DEPARTMENT**

7. Approval of SGN 2026-06 shall be for the addition of three (3) flagpoles to be located at 1850 W. Almond Ave (APN:009-330-006). SGN 2026-06 does not permit the transfer to different locations.
8. Changes or modifications to SGN 2026-06 will require an amendment to the SGN 2026-06.
9. SGN 2026-06 shall be required approval of Planning Department Sign Application and the Building Department permit process before construction of any flagpole sign.
10. The flagpoles shall not exceed the height limits of 25 to 30 feet as approved at Planning Commission.

## **END OF CONDITIONS**



## REPORT TO THE PLANNING COMMISSION

**Prepared by:**

David Brletic, Planning Manager

**Meeting of:** February 10, 2026

**SUBJECT:**

Workshop on Massage Therapy Regulations.

**RECOMMENDATION:**

Receive a presentation from staff and conduct a workshop regarding regulations pertaining to Massage Therapy uses; and, provide staff with direction.

**SUMMARY:**

At the regularly scheduled meeting of the Planning Commission held on November 4, 2025, the Planning Commission requested a workshop to review regulations pertaining to Massage Therapy businesses/uses. The Planning Commission has approved several Conditional Use Permits for Massage Therapy businesses in the City of Madera. The Planning Commission has requested review of applicable regulations.

This workshop is presented for discussion and Commission direction regarding regulations applicable to Massage Therapy uses. No action is recommended or required.

In accordance with the provisions of Section 10-3.1502 of the City Municipal Code (CMC), an amendment to the Zoning Regulations may be initiated by resolution of intention of the Commission. If the Commission desires to initiate an amendment(s) to the Zoning Regulations of the CMC, such matter will be required to be agendized for consideration and action at a future Planning Commission meeting.

**ENVIRONMENTAL REVIEW:**

This item is an informational workshop that will not result in direct or indirect physical changes in the environment and does not meet the definition of a “project” pursuant to Section 15378(b) of the California Environmental Quality Act (CEQA) Guidelines. Subsequent action following direction by the Planning Commission may be subject CEQA review.

**ALTERNATIVES:**

The Commission may elect to:

1. Direct Staff to schedule a public hearing for a future Planning Commission meeting with direction, in accordance with CMC § 10-3.1502, to initiate the procedure for a zoning text amendment (“ordinance”) to the City Municipal Code (Zoning Regulations).

2. Provide staff with other alternative directives.
3. Take no further action.

**ATTACHMENTS:**

None.