



## REGULAR MEETING OF THE MADERA PLANNING COMMISSION

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

### NOTICE AND AGENDA

Tuesday, March 17, 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: 86044708187# followed by \*9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/86044708187>. 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-Maciell  
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. CUP 2025-03 & SPR 2025-06 – El Toro Iron and Metal Recycling Center (Report by Adi Rueda)**

**Subject:** Consideration of an application for a Conditional Use Permit (CUP 2025-03) and Site Plan Review (SPR 2025-06) proposing the construction of a 2,100 sq. ft. building and four (4) recycling containers to operate a Recycling Facility. The Project site is a ±1.06-acre parcel located on the north side of S. Gateway Dr. and W. 8<sup>th</sup> St. (APN: 007-181-008). The project site is zoned C2 (Heavy Commercial) with a C (Commercial) General Plan land use designation.

**STAFF IS REQUESTING THIS ITEM BE CONTINUED TO THE APRIL 14, 2026, PLANNING COMMISSION MEETING.**

**2. PPL 2025-04 – El Monte Duplexes (Report by Adi Rueda)**

**Subject:** Consideration of an application for a Precise Plan (PPL 2025-04) proposing the development of a duplex on each 0.12-acre lot. The project consists of two (2) vacant abutting lots located on the east side of Monterey St. and El Monte Ct. (APNs: 012-200-047 & 012-200-048). The project sites are zoned PD-2000 (One Unit Per 2,000 sq. ft.) with an HD (High Density) General Plan land use designation.

**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 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approving Precise Plan 2025-04 subject to the findings and conditions of approval.

**3. CUPs 2021-12 & 13 EXT – Chevron Travel Center (Report by Robert Smith)**

**Subject:** Consideration of an application requesting a one-year extension of Conditional Use Permits (CUP 2021-12 & 13) authorizing a new service (gas) station travel center with a convenience store and fast-food drive-through and the sale of tobacco products and the ability to obtain a California Department of Alcoholic Beverage Control (ABC) Type 20 License (Off-Sale Beer & Wine) at the southwest corner of the intersection of Avenue 17 and Airport Dr. (APN: 013-012-022).

**Recommendation:**

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission approving a one-year time extension to exercise rights granted in accordance with approval of Conditional Use Permit 2021-12 & 13 and Site Plan Review 2021.25, subject to the findings and conditions of approval.

**4. CUP 2025-13 & SPR 2025-21 – Car Wash Operation (Report by Adi Rueda)**

**Subject:** Consideration of an application for a Conditional Use Permit (CUP 2025-13) and Site Plan Review (SPR 2025-21) to construct a 4,697 square foot car wash operation. The Project site is located on a 2.3-acre lot on the northwestern side of North Schnoor Avenue and Foxglove Way (APN: 013-070-014). The site has a C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation.

**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 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2025-13 and Site Plan Review 2025-21 subject to the findings and conditions of approval.

**5. CUP 2025-14 & SPR 2025-23 – Convenience Store and Drive Through Operation (Report by Adi Rueda)**

**Subject:** Consideration of an application for a Conditional Use Permit (CUP 2025-14) and Site Plan Review (SPR 2025-23) to allow the construction of a 6,000 square foot building with a drive through use to be constructed on a 2.3-acre lot. The Project site is located on the northwestern side of North Schnoor Avenue and Foxglove Way (APN: 013-070-014). The project site is Zoned C1 (Light Commercial) with a C (Commercial) General Plan land use designation.

**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 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2025-14 and Site Plan Review 2025-23 subject to the findings and conditions of approval.

**6. CUP 2026-03 – West Coast Tires Auto Sales (Report by Adi Rueda)**

**Subject:** Consideration of an application for a Conditional Use Permit (CUP 2026-03) to allow auto sales on a 0.28-acre lot located at 508 South Gateway Drive (APN: 010-213-002). The site is zoned C2 (Heavy Commercial) with a C (Commercial) General Plan land use designation.

**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 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2026-03 subject to the findings and conditions of approval.

**7. TSM 2025-03 – NW Villages at Almond Grove Subdivision (Report by Robert Smith)**

**Subject:** Consideration of an application proposing a Tentative Subdivision Map (TSM 2025-03) to subdivide approximately 661 acres into 2,815 lots with 13 out lots, bound by Avenue 16 and Avenue 17 (APN's: 006-640-001, 006-640-002, 006-640-003 & 006-640-004).

**Recommendation:**

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission determining the project was previously assessed for compliance with the requirements of the California Environmental Quality Act (CEQA) Guidelines and no further documentation is required; and approving Tentative Subdivision Map 2025-03 for the NW Villages at Almond Grove.

**8. TSM 2025-04 – SE Villages at Almond Grove Subdivision (Report by Robert Smith)**

**Subject:** Consideration of an application proposing a Tentative Subdivision Map (TSM 2025-04) to subdivide approximately 645 acres into 2,192 lots with 16 out lots, bound by Road 23 to the west and Road 24 to the east, with Cleveland Avenue bisecting the middle of the project site (APNs: 006-630-001, 006-630-002, 006-630-003, 006-630-004, 006-630-005, 006-630-006, 006-610-001, 006-610-002, 006-610-003, 006-610-004, 006-610-005, 006-610-006 & 006-610-007).

**Recommendation:**

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission determining the project was previously assessed for compliance with the requirements of the California Environmental Quality Act (CEQA) Guidelines and no further documentation is required; and approving Tentative Subdivision Map 2025-04 for the SE Villages at Almond Grove.

**9. CUP 2026-02 & SPR 2026-01 – East Yosemite Mixed Use Development**

**Subject:** Consideration of an application for a Conditional Use Permit (CUP 2026-02) and Site Plan Review (SPR 2026-01) proposing the development of a mixed-use project that would allow both residential and commercial uses on the property. The site is a 0.17-acre parcel located at 401 East Yosemite Avenue (APN: 007-113-018). The site is located in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation.

**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 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2026-02 and Site Plan Review 2026-01 subject to the findings and conditions of approval.

**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.