

REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

**Tuesday, May 12, 2026
6:00 p.m.**

**Council Chambers
City Hall**

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: 82373753041# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/82373753041>. Comments will also be accepted via email at planningcommissionpubliccomment@madera.gov or by regular mail at 205 W. 4th Street, Madera, CA 93637.

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

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 2026-06 & SPR 2026-05 – Food Vendor Fixed Location (Tortilleria Familia Oaxaquena)
Report by Adi Rueda**

Subject: Consideration of an application for a Conditional Use Permit (CUP 2026-06) and Site Plan Review (SPR 2026-05), requesting approval for a food truck to operate at the fixed location of 1102 N. Lake St. (APN 004-103-003). The project site is a 2.1 acre parcel zoned C1 (Light Commercial) with a General Plan land use designation of C (Commercial).

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/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2026-06 and Site Plan Review 2025-06 subject to the findings and conditions of approval.

2. CUP 2026-07 & SPR 2026-06 – West Yosemite Overlay Beauty Salon (Report by Adi Rueda)

Subject: Consideration of an application for a Conditional Use Permit (CUP 2026-07) and Site Plan Review (SPR 2026-06) requesting approval to establish a beauty salon at 816 W. Yosemite Ave. (010-113-016). The site is zoned POWYO (Professional Office West Yosemite Overlay) with a General Plan land use designation of O (Office).

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/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approving the modification of hours to Conditional Use Permit 2026-07 and Site Plan Review 2026-06 subject to the findings and conditions of approval.

3. CUP 2025-01 & SPR 2025-04 – Food Trucks (Report by Robert Smith)

Subject: Consideration of an application for a Conditional Use Permit (CUP 2025-01) and Site Plan Review (SPR 2025-04) requesting authorization for the development of a food truck court for the operation of mobile food preparation units on a ± 0.21 acre parcel located on the eastern corner of East Yosemite Ave. and South Lake St. at 600 East Yosemite Ave. (APN: 007-173-019). The project site is zoned C1 (Light Commercial) with a General Plan land use designation of C (Commercial).

STAFF IS REQUESTING THIS ITEM BE CONTINUED TO A FUTURE DATE.

4. GPA 2026-03 & REZ 2026-01 – Housing Element

Subject: Consideration of a General Plan Amendment (GPA) 2026-03 and Rezone (REZ) 2026-01 to change the General Plan Land Use Map and amend the Official Zoning Map of the City to increase densities and implement the programs, scheduled actions, and zone changes as described in the City of Madera’s adopted 2024-2032 6th Cycle Housing Element.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission recommending the Council of the City of Madera determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 21080.085 of the California Public Resources Code and recommending the Council approve General Plan Amendment 2026-03 and Rezone 2026-01.

5. OTA 2026-02 – Amendment to Zoning Regulations

Subject: Consideration of a Resolution of Intent to initiate the procedure to amend Chapter 3, Title X: Planning and Zoning of the City Municipal Code (CMC). The proposed update includes amendments to the Zoning Regulations of the City Municipal code to add provisions relating to regulation of Massage Therapy operations.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission recommending City Council adopt a resolution to amend the Zoning Regulations of the City Municipal Code to add or modify provisions relating to Massage Therapy operations.

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. 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.

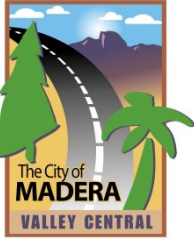
- The services of a translator can be made available. Please contact the Planning Department at (559) 661-5430 or emailing planninginfo@madera.gov to request translation services for this meeting. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be 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:

Adileni Rueda, Associate Planner

Meeting of: May 12, 2026

Agenda Number: 1

SUBJECT:

Consideration of an application for a Conditional Use Permit (CUP 2026-06) and Site Plan Review (SPR 2026-05) for a food vendor to be located permanently at 1102 North Lake Street (APN: 004-103-003).

RECOMMENDATION:

Conduct a public hearing and adopt:

1. 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 (CUP) 2026-06 and Site Plan Review (SPR) 2026-05, subject to the findings and conditions of approval.

SUMMARY:

The applicant, Cirilo Velasco, has filed applications for a Conditional Use Permit (CUP 2026-06) and Site Plan Review (SPR 2026-05) requesting authorization for their tortilla food truck to permanently locate at 1102 North Lake Street (APN: 004-103-003) (project site).

The project site is an existing 3.22-acre lot containing two existing commercial buildings. The project site is located on the northwesterly corner of East Cleveland Avenue and North Lake Street. The project site has a zone district of Light Commercial (C1) and has a General Plan of Commercial (C).

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

Table 1: Project Overview	
<i>Project Number:</i>	CUP 2026-06 & SPR 2026-05
<i>Applicant:</i>	Cirilo Velasco
<i>Property Owner:</i>	Ramirez Family Prop LLC
<i>Location:</i>	1102 North Lake Street (APN: 004-103-003)
<i>Project Area:</i>	3.22-acre lot

<i>Land Use:</i>	C (Commercial)
<i>Zoning District:</i>	C1 (Light Commercial)
<i>Site Characteristics:</i>	The site is an existing commercial shopping center located on the northwesterly corner of East Cleveland Avenue and North Lake Street.

ANALYSIS

Conditional Use Permit (CUP) 2026-06

City Municipal Code (CMC) Section 10.3.416 requires a use permit for the business of vending of a lunch wagon, stand, mobile food preparation unit, pushcart, and/ or any other business at a fixed location.

CUP 2026-06 proposes operating outside the thirty (30) minute requirement for mobile vendors. The use permit shall authorize a food truck to station on the 1102 North Lake Street for seven (7) days a week from 8:00 am to 7:00 pm.

CUP 2026-06 does not permit the allowance of alcohol sales or on and off-site consumption. Obtaining a use permit for the addition of alcohol sales and consumption is restricted to both City of Madera and State of California requirements.

Site Plan Review (SPR) 2026-05

Pursuant to Section 10.3.4.0102 of the CMC, site plan review applies to all new, expanded, or changed uses of property which involve the construction or placement of new structures or buildings on the site, new uses which necessitate on-site improvements to comply with the provisions of the City Municipal Code, including uses subject to a use permit.

SPR 2026-05 pertains to a 3.22-acre lot with existing commercial buildings and uses. The food vendor proposes the food station to be located on the far east of the property. The food trailer proposes utilizing eight parking spaces. Approval shall allow for the food trailer, personal vehicle, canopy, and table can be placed within the approved area. The food vendor has been limited to eight (8) parking spaces as they align directly in proposed area. If the food vendor chooses to relocate on the project site, a modification of the site plan will be required. The addition of amplified music, lights, tables, and chairs will require Planning Department review.

The project area has an approximately 19,950 square foot commercial building with five suites. The major tenant currently operates as the grocery store La Esperanza with four minor tenant suites. The project site includes a second building at approximately 880 square feet that operates as a restaurant. The project site has a total of 102 parking spaces and is deemed to meet the city’s parking requirements. Under the requirements of the City Municipal Code and Madera County’s Environmental Health Department, the food vendor is required to provide restrooms independent from the food preparation facility. The proposed food vendor shall share restroom facilities with grocery store La Esperanza.

ENVIRONMENTAL REVIEW:

A preliminary environmental assessment was performed 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 15301 (Existing Facilities) and Section 15311 (Accessory Structures) of the State CEQA Guidelines because the project is operational only with respect to an existing use, within an existing building on an existing lot with existing services and utilities, no physical changes to the property, structure or facilities are proposed and operational changes are considered to constitute negligible or no expansion of use. The proposed project is consistent with applicable general plan designations and policies and is served by all required services and utilities. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project and the project does not present any unusual circumstances.

PLANNING COMMISSION ACTION:

The Planning Commission (Commission) will be acting on CUP 2026-06 and SPR 2026-05. Staff recommends that the Commission:

1. Adopt a Resolution of the City of Madera Planning adopting a determination of Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and Section 15311 (Accessory Structures) for the project and approve Conditional Use Permit (CUP) 2026-06 and Site Plan Review (SPR) 2026-05, subject to the findings and conditions of approval.

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 (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. Aerial View
2. General Plan Land Use Map & Official Zoning Map
3. Applicant Provided Food Truck Photos
4. Planning Commission Resolution
Exhibit "A"- Conditions of Approval

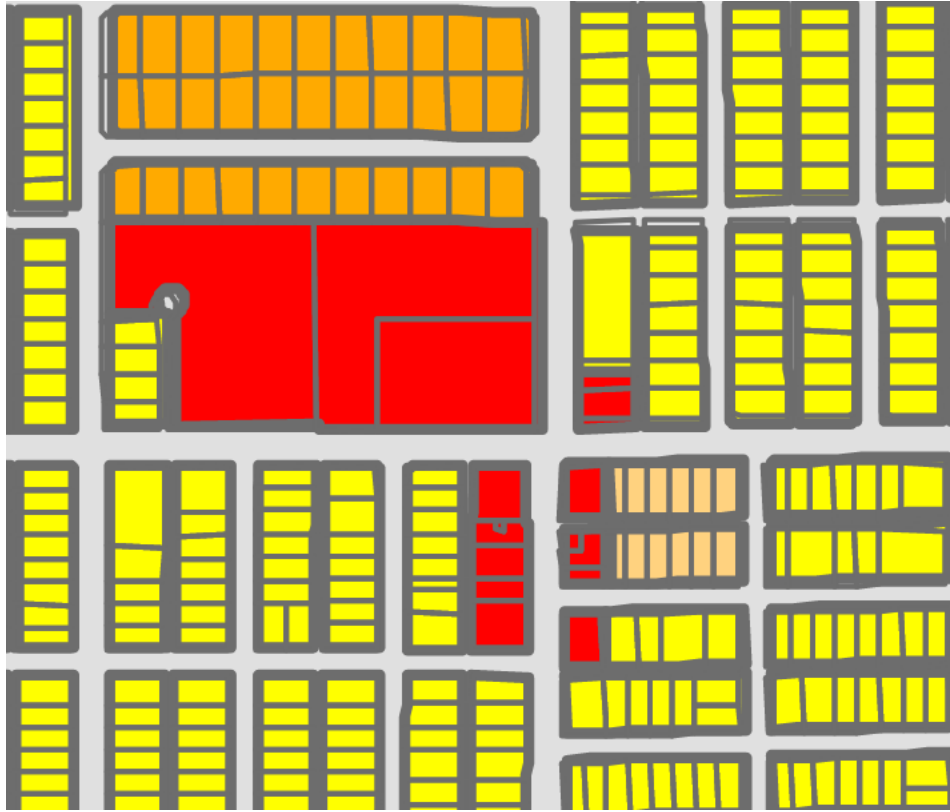
ATTACHMENT 1
Aerial View










ATTACHMENT 2

General Plan Land Use & Official Zoning Map

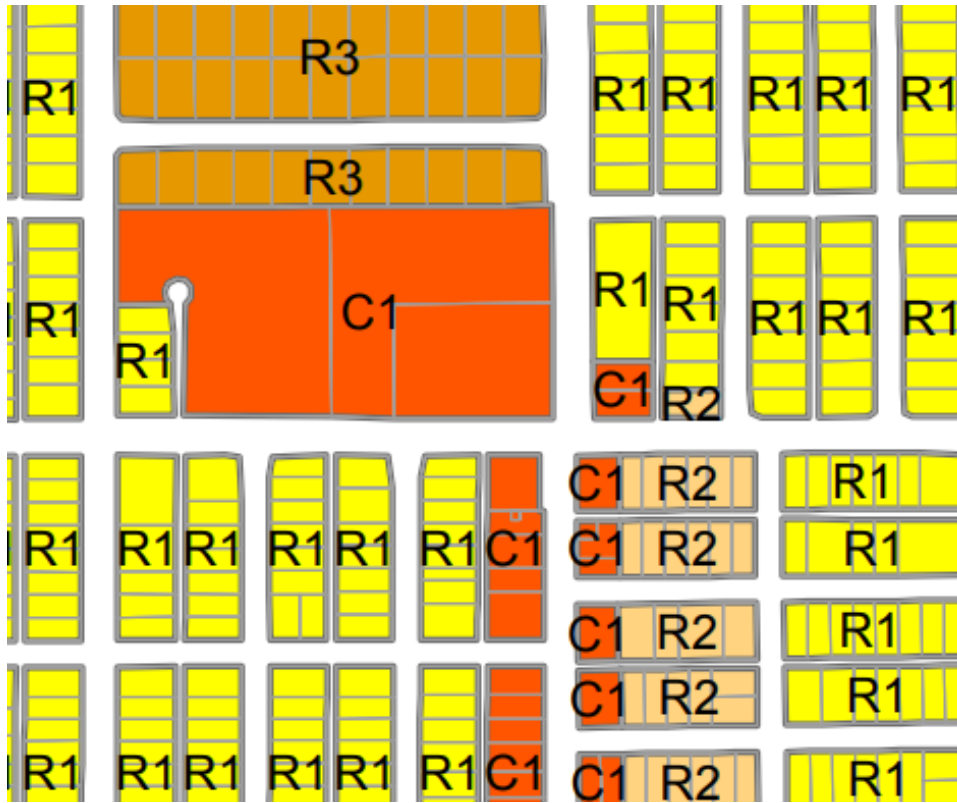
General Plan Land Use Map



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

Zone District Map



Commercial Districts

-  C1 - Light Commercial
-  C2 - Heavy Commercial
-  CH - Highway Commercial
-  CN - Neighborhood Commercial
-  CR - Restricted Commercial
-  PO - Professional Office
-  POWYO - Professional Office
West Yosemite Avenue Overlay

ATTACHMENT 3

Applicant Provided Food Truck Photos



Project Area





TORTILLERIA FAMILIA OAXAQUEÑA



TORTILLAS FRESCAS

Eventos Especiales

(209) 954-6402

(209) 636-8017





ATTACHMENT 4

Planning Commission Resolution

Including:

Exhibit "A" - Conditions of Approval

RESOLUTION NO. 2051

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO SECTION 15311/CLASS 11 (ACCESSORY STRUCTURES) AND 15301/CLASS 1 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING CONDITIONAL USE PERMIT (CUP) 2026-06 AND SITE PLAN REVIEW (SPR) 2026-05

WHEREAS, Cirilo Velasco (“Applicant”), submitted an application for Conditional Use Permit (CUP 2026-06) and Site Plan Review (SPR 2026-05) (“the Project”), pertaining to ±3.22 acres of a developed commercial property generally located on the northwesterly corner of East Cleveland Avenue and North Lake Street at 1102 North Lake Street (APN: 004-103-003), Madera, CA (the “Project Site”); and

WHEREAS, the project site is designated for C (Commercial) land uses on the General Plan Land Use Map and is zoned C1 (Light Commercial) by the Zoning Ordinance; and

WHEREAS, in accordance with City Municipal Code (CMC) § 10-3.416(D), the application for CUP 2026-06 and SPR 2026-05 was filed to request authorization to allow the operation of a mobile food preparation unit on private commercial property on a semi-permanent basis; and

WHEREAS, the proposed business will locate within an existing paved and developed commercial shopping center’s parking lot; and

WHEREAS, a preliminary environmental assessment was performed and the proposed project was found to be Categorically Exempt pursuant to the provisions of Section 15311/Class 11 (Accessory Structures) and Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, under the City’s Municipal Code, the Planning Commission is authorized to review and approve conditional use permits and environmental assessments as well as make determinations of use for associated projects on behalf of the City; and

WHEREAS, the City provided notice of the Planning Commission hearing as required by law; and

WHEREAS, the Planning Commission received and independently reviewed CUP 2026-06 and SPR 2026-05 at a duly noticed meeting on May 12, 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 this Resolution approving CUP 2026-06 and SPR 2026-05 approving the operation of a mobile food preparation unit on private commercial property on a semi-permanent basis.

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) and 15301/Class 1 (Existing Facilities) of the State CEQA Guidelines because the project is limited to the placement and operation of a mobile food preparation unit on private commercial property in the C1 (Light Commercial) zone district and as accessory (appurtenant) to the primary use as mandated by CMC § 10-3.416(E)(3). The proposed project is consistent with applicable general plan designations and policies and is served by all required services and utilities. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project and there are no unusual circumstances.
3. Findings to Approve CUP 2026-06: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of the use permit, 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 and Zoning Ordinance.

The proposed operation of a mobile food preparation unit is consistent with the goals, objectives and policies of the General Plan Commercial land use designation and the C1 (Light Commercial) zone district.

The proposed use is not considered to be of a sensitive nature, the introduction of which would generally obstruct or adversely impact the ability to develop planned commercial lands and/or viability to conduct operations for which planned and zoned commercial areas are intended.

Puruant to provisons of City Municipal Code (CMC), CUP 2026-06 requests authorization to allow the operation of a food preparation unit on private commercial property with the approval of the Planning Commission.

City staff has reviewed and conditioned the propsed business to meet the Madera General Plan goals and policies and the Zoning Regulations for Outdoor Retail Sales.

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

The proposed operation of a mobile food preparation unit on private commercial property is not intensive and would be considered compatible with surrounding commercial uses in the C1 (Light Commercial) zone district. The project site is an existing commercial shopping center with existing grocery store, retail, and resturant uses. The addtion of a food

truck is similar in nature and is compatible with the surrounding properties.

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 operation of a mobile food preparation unit on the project site on a semi-permanent basis 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 to comply with the requirements and standards of CMC § 10-3.416(E), applicable only to mobile food preparation units, catering trucks and lunch wagons. The general welfare and safety of the surrounding uses and the City at large are not negatively impacted and will be protected.

4. Findings for SPR 2026-05: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of SPR 2026-05, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-3.4.0106. 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 and Municipal Code.

The property is zoned C1 (Light Commercial), which is consistent with the existing General Plan land use designation of Commercials. As conditioned, the project is consistent with the requirements and standards of CMC § 10-3.416(E), applicable only to mobile food preparation units, catering trucks and lunch wagons and does not conflict with City standards or other provisions of the Code. The conditions of approval will also ensure the primary land use will continue to function without infringement on its access, circulation and parking requirements.

Finding b: The proposal is consistent with any applicable specific plans.

The project site is not subject to any applicable specific plans.

Finding c: The proposed project includes facilities and improvements; vehicular and pedestrian ingress, egress, and internal circulation; and location of structures, services, walls, landscaping, and drainage that are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, there will be no adverse effects on surrounding property, light is deflected away from adjoining properties and public streets, and environmental impacts are reduced to acceptable levels.

Site Plan Review 2026-05 has been reviewed and is consistent with surrounding uses and with all applicable requirements for development in the C-1 zone districts including provisions for access to and from the site, parking, drainage, and lighting. The project consists of a mobile food preparation unit to be located on a developed and existing private commercial property. The project will not generate significant amounts of noise, light, or traffic.

Finding d: The proposal is consistent with established legislative policies relating to traffic safety, street dedications, street improvements, and environmental quality.

Site Plan Review 2026-05 such that the codified requirements and standards of the CMC will be met through improvements and/or operations on the project site. Conditions are incorporated to maintain functionality of the primary use of the developed project site.

5. Approval of CUP 2026-06 & SPR 2026-05: Given that all findings can be made, the Planning Commission hereby approves CUP 2026-06 and SPR 2026-05 as conditioned and set forth in the Conditions of Approval attached as Exhibit "A".
6. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 12th day of May 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Robert Gran Jr.
Planning Commission Chairperson

Attest:

David Brletic
Planning Manager

Exhibit "A"- Conditions of Approval for CUP 2026-06 & SPR 2026-05

EXHIBIT "A"

CUP 2026-06 & SPR 2026-05

Food Vendor Fixed Location (Tortilleria Familia Oaxaquena)

CONDITIONS OF APPROVAL

May 12, 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 CUP 2026-06 and SPR 2026-05 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within 15 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. Approval of this conditional use permit and site plan review shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or the designer to disclose and delineate all facts and information relating to the subject property and the proposed development.
2. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specifically noted in the conditions or mandated by statutes.
3. Vandalism and graffiti shall be corrected per the City Municipal Code (CMC).
4. The project site shall be held to the City’s commercial standards as listed in the CMC.
5. 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 CUP 2026-06 and SPR 2026-05.**
6. Approval of CUP 2026-06 and SPR 2026-05 is for the benefit of the applicant. The submittal of applications 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

Conditional Use Permit (CUP 2026-06)

7. Approval of CUP 2026-06 and SPR 2026-05 shall be valid for 24 months starting from approval day.
8. CUP 2026-06 shall be for the authorization of one (1) food truck operation to locate on a semi-permanent basis at 1102 North Lake Street (APN: 004-103-003).
9. The mobile food preparation unit shall comply with all requirements and standards contained in City Municipal Code (CMC) § 10-3.416 et seq.; except as may be specifically modified herein subject to CUP 2026-06.
10. CUP 2026-06 does not permit the sale and/ or consumption of alcohol.

Site Plan Review (SPR 2026-05)

11. The hours of operation for the mobile food preparation unit shall be allowed from 8:00 am until 7:00 pm, seven days a week.
12. The addition of amplified music is prohibited.
13. Additions of lights, tables, and chairs to approved area shall require review and approval of the Planning Department.
14. The location of the mobile food truck shall be consistent with the location indicated on the staff report and attachments. Any deviation from the approved location shall be reviewed and approved by the Planning Department.
15. The mobile food preparation unit shall not be allowed in the following areas:
 - a. Within fifteen feet of any crosswalk or fire hydrant;
 - b. In marked diagonal parking spaces;
 - c. On any sidewalk or street adjacent to a curb which has been designated as a white, yellow, blue, green or red zone;
 - d. Within twelve feet of the outer edge of any entrance way to any building or facility used by the public measured in each direction parallel to the building;
 - e. At a location where a pedestrian passage will be reduced to less than six feet;
 - f. At any location where such operation may create a traffic hazard. The judgement of a Madera police officer shall be deemed conclusive as to whether the operation is creating a hazard;
 - g. On any public right-of-way within 75 feet of any street intersection;
 - h. On any public right-of-way designated by the City Engineer that represents a public peace, safety, health or welfare concern.

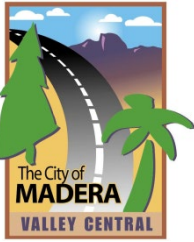
Signage

16. Signage allowed for the mobile food truck shall only be affixed to or painted on the unit or its canopy, with a maximum area of eight square feet.
17. Feather flags are prohibited unless approved through a temporary sign permit. Temporary sign permit shall only be issued if requirements under CMC Section 10-6.09.

MADERA COUNTY ENVIRONMENTAL HEALTH

18. Prior to the release of a City of Madera business license, the mobile food truck shall receive approval to the Madera County Environmental Health Division.
19. Food truck owner is subject to providing a restroom facility and shall be approved by Madera County Environmental Health Division.

END OF CONDITIONS



REPORT TO THE PLANNING COMMISSION

Prepared by: Adileni Rueda, Associate Planner

Meeting of: May 12, 2026

Agenda Number: 2

SUBJECT:

An application for a Conditional Use Permit (CUP 2026-07) and Site Plan Review (SPR 2026-06) requesting authorization to establish a beauty salon at the easternly corner of South N Street and West Yosemite Avenue at 816 West Yosemite Avenue (APN: 010-113-016).

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 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit (CUP) 2026-03, subject to the findings and conditions of approval.

SUMMARY:

The applicant, Emily Gallardo, has filed the application for Conditional Use Permit (CUP) 2026-07 and SPR 2026-06 requesting authorization to establish a beauty salon at the easternly corner of South N Street and West Yosemite Avenue at 816 West Yosemite Avenue (APN: 010-113-016). The site is zoned Professional Office West Yosemite Overlay (POWYO) and is designated for Office (O) land uses by the Madera General Plan land use.

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

Table 1: Project Overview	
<i>Project Number:</i>	CUP 2026-07 and SPR 2026-06
<i>Applicant:</i>	Emily Gallardo
<i>Property Owner:</i>	Monnasaria LLC
<i>Location:</i>	816 W. Yosemite Avenue, suite 102 (APN: 010-113-016)
<i>Project Area:</i>	Approximately 0.51-acre lot
<i>Land Use:</i>	O (Office)
<i>Zoning District:</i>	Professional Office West Yosemite Overlay (POWYO)
<i>Site Characteristics</i>	Project site is composed of two existing buildings located on the corner of West Yosemite Ave and S. N Street.

BACKGROUND:

Project site was previously entitled under CUP 1995-19 for the construction of two building for medical office uses.

ANALYSIS:West Yosemite Overlay

City Municipal Code (CMC) § 10-3-9.401 describes the West Yosemite Overlay goal of preserving the characteristics of the previous residential buildings turned offices. The original intent was for all properties adjacent to West Yosemite Avenue between J and Q Streets of West Yosemite to operate under special development standards to preserve the residential characteristic. Under the CMC, any change in use, alteration, expansion, and exterior change shall be subject to a conditional use permit.

Use Permit

While the West Yosemite Overlay operates under special development standards, the uses are dictated under the zone district of Professional Office (PO). Therefore, under City Municipal Code (CMC) Section 10-3.752, beauty shops and barbershops including minor retails sales are required approval through a conditional use permit.

Site Plan Review

Pursuant to Section 10.3.4.0102 of the City Municipal Code (CMC), site plan review is required for all projects which require a use permit, including a change in use where no on-site construction is proposed.

Project site was originally constructed as a medical professional office and remained a medical office since its construction. The project site proposes a change in use from medical office to beauty salon. While the occupancy will remain the same, the project will be subject to tenant improvements such the inclusion of sink and hair stations. The improvements include six (6) hair stations and five (5) shampoo stations divided into 5 rooms.

Project site proposes no expansion and/or exterior improvements to the existing building. To note, any exterior changes to a building located within the Professional Office West Yosemite Overlay does require approval through a conditional use permit.

The business proposes to operate seven (7) days out of the week with the hours of 9:00 am to 8:00 pm.

ENVIRONMENTAL REVIEW:

Staff performed a preliminary environmental assessment and determined that the project is exempt pursuant to Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines because the project would result in the licensing of a use within an existing structure and does not propose any physical changes to the project site or environs and will 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:

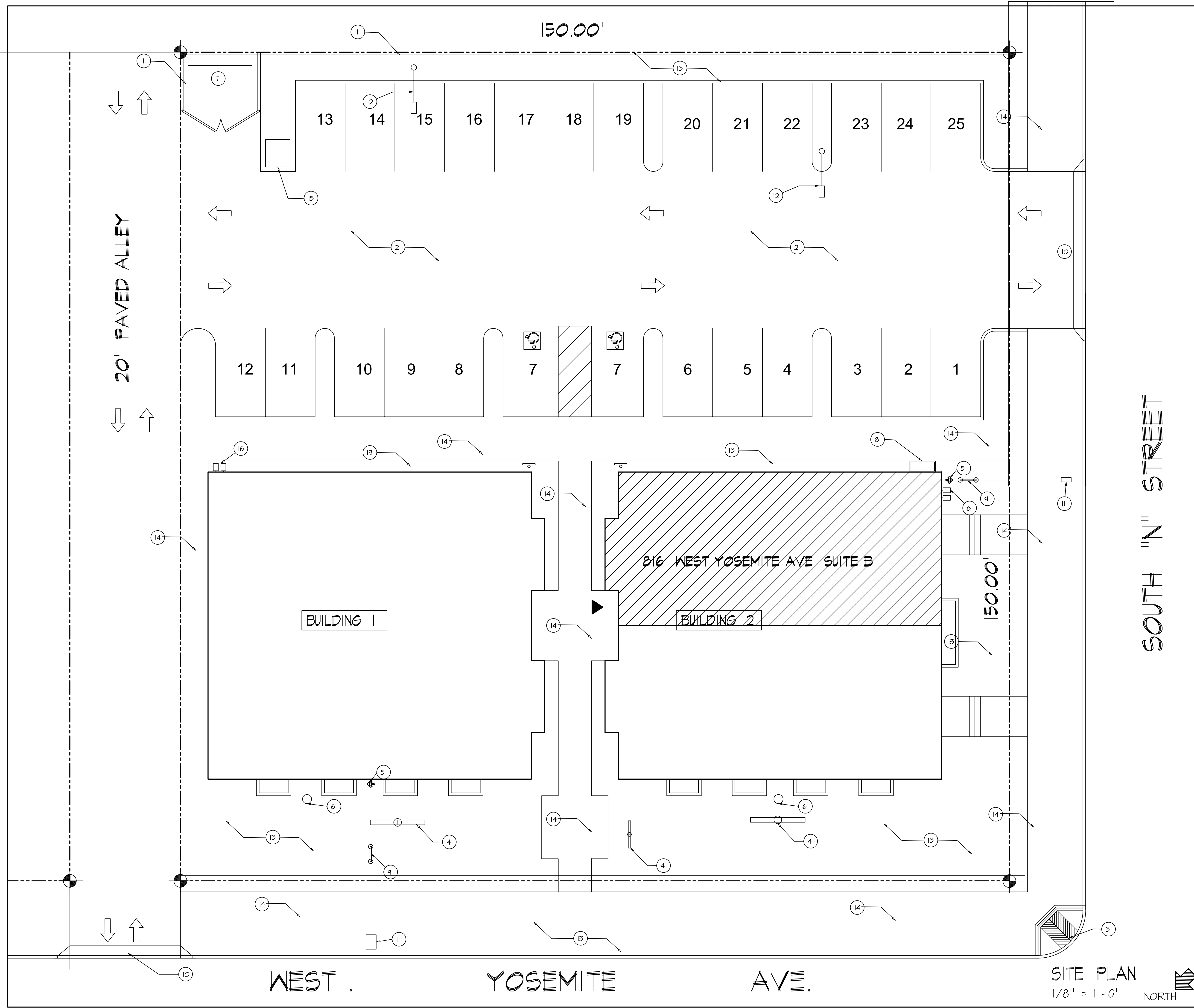
1. Move to refer the item back to staff and/or continue the public hearing to a future Commission meeting at a date certain with direction to staff to return with an updated staff report and/or resolution(s): (Commission to specify date and reasons for continuance).
2. Move to deny one more request based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

ATTACHMENTS:

1. Aerial View
2. Site Plan
3. Floor Plan
4. General Plan Land Use Map & Official Zoning Map
5. Planning Commission Resolution
Exhibit "A" - Conditions of Approval

ATTACHMENT 1
Aerial View

ATTACHMENT 2
Site Plan



VICINITY MAP

SHEET INDEX

Sheet	Description
A-1	SITE PLAN

PROJECT INFORMATION

Use: HAIR SALON
OWNER:
TENNAN: EMILY GAYARDO

Address: - 343 WEST OLIVE SUITE B
 - MADERA, CA 93637

A.P.N.: - 02-040-016

Number of Stories: 1
Building Occupancy: B
Construction Type: V-B
Zone: C1

OCCUPANT LOAD:
 TYPE OF USE: BEAUTY SALON 1600 SQFT.

LOT AREA: 7500 SQFT.
BUILDING AREA: 3300 SQFT. X 2 = 6600 SQFT
BUILDING HEIGHT: < 30'-0"

Contact person EMILY GALLARDO
 559 403 - 8260

AUTO. SPRK. SYSTEM: EXISTING
FIRE ALARM: EXISTING
FIRE RIT. ROOF: EXISTING

BLDG. AREAS

EXISTING BUILDING: "A"

KEY NOTES SITE PLAN

- ① EXISTING C.M.U. 6'-0" HT FENCE
- ② EXISTING CONC. PARKING
- ③ EXISTING RAMP PER CITY STD.
- ④ EXISTING MONUMENT SIGN
- ⑤ EXISTING BUILDING MAIN WATER SHUTOFF VALVE
- ⑥ EXISTING SEWER SYSTEM
- ⑦ EXISTING TRASH ENCLOSURE
- ⑧ EXISTING ELECTRICAL METER ENCLOSURE
- ⑨ EXISTING RP. VALVE
- ⑩ EXISTING APPROACH
- ⑪ EXISTING WATER METER
- ⑫ EXISTING PARKING LIGHT
- ⑬ EXISTING LANDSCAPING
- ⑭ EXISTING CONC WALK
- ⑮ EXISTING PGE TRANSFORMER
- ⑯ EXISTING GAS METER

SCOPE OF WORK
 PROPOSED TENNAN IMPROVEMENT
 ON A EXISTING BLDG

Applicable Codes:
 ALL CONSTRUCTION SHALL COMPLY WITH THE ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY, CITY OF MADERA, AND THE LATEST ADOPTED EDITIONS OF THE FOLLOWING:

Building: 2026 California Building Code
Plumbing: 2026 California Plumbing Code
Mechanical: 2026 California Mechanical Code (UMC)
Electrical: 2026 California Electrical Code
Fire: 2026 California Fire Code
Accessibility: 2026 California Energy Code (Title 24, Part 2)
Energy: 2026 California Building Code (Title 24, Part 2)

Pro Cad
 L.L.C.
 DESIGN - PLANNING
 DEVELOPMENT SERVICES
 PHONE: (559) 678-0877
 CELL: (559) 706 04 18
 580 WEST OLIVE SUITE 106
 MADERA CA 93637
 JOSEPH PEREYRA
 DESIGNER

Revisions:

Date	Revision

No.

CHARMED SALON
 816 WEST YOSEMITE AVE SUITE B
 MADERA, CA 93637

Date: 4- 1 - 2026

Scale:
 AS NOTED

Drawn by:
 JOSEPH

Sheet
A-1

SITE PLAN
 1/8" = 1'-0" NORTH

ATTACHMENT 3
Floor Plan

WALL LEGEND

EXISTING WALL TO REMAIN

PROJECT INFORMATION

Use: HAIR SALON
 OWNER: TENNAN : EMILY GAYARDO
 Address: - 816 WEST YOSEMITE AVE SUITE B
 - MADERA , CA 93637
 A.P.N.: -
 Number of Stories: 1
 Building Occupancy: B
 Construction Type: II-B
 Zone: C1
 OCCUPANT LOAD :
 TYPE OF USE : BEAUTY SALON
 LOT AREA: XXXXX SQFT.
 BUILDING HEIGHT : < 30'-0"
 Contact person
 EMILY GALLARDO
 559 403 - 8260
 AUTO. SPRK. SYSTEM : NO REQUIRE
 FIRE ALARM: NO REQUIRE
 FIRE RIT. ROOF : REQUIRE

Pro Cad
 L.L.C.
 DESIGN - PLANNING
 DEVELOPMENT SERVICES
 PHONE (954) 678-0871
 CELL (954) 106 81 48
 550 WEST OLIVE SUITE 106
 MADERA CA 93637
 JOSEPH PEREYRA
 DESIGNER

BLDG. AREAS

EXISTING SUITE : 1650 SQFT
 OCCUPANT LOAD : NEW T.I.
 BEAUTY SALON = 1650 SQFT / 30 = 55
 OCCUPANT LOAD : 55

KEY NOTES FLOOR PLAN

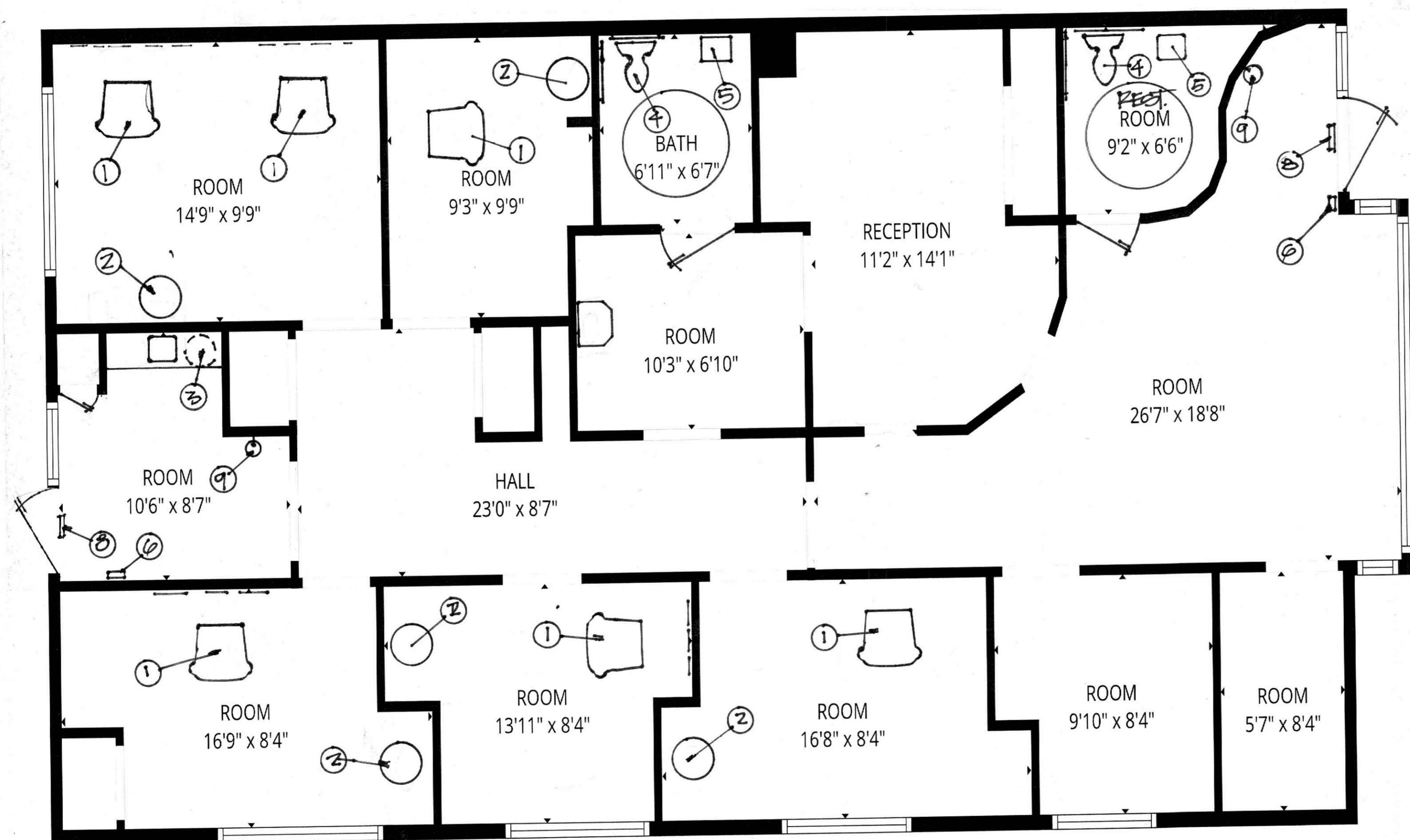
- ① HAIR STATION
- ② SHAMPOO STATION
- ③ EXISTING ELECTRIC W.H.
- ④ EXISTING W.C. ADA APPROVED
- ⑤ EXISTING LAV.. ADA APPROVED
- ⑥ EXIST TACTICAL SIGNAGE
- ⑦ ACCESSIBLE SIGNAGE
- ⑧ EXIST SIGN
- ⑨ 2AIOBC- RATED FIRE EXISTINGUISHER

SCOPE OF WORK

PROPOSED TENNAN IMPROVEMENT ON A EXISTING BLDG

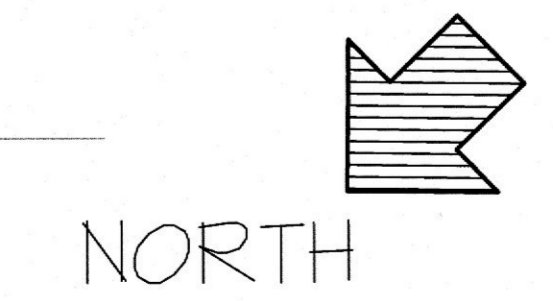
Applicable Codes:
 ALL CONSTRUCTION SHALL COMPLY WITH THE ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY, CITY OF MADERA, AND THE LATEST ADOPTED EDITIONS OF THE FOLLOWING:

- Building:** 2026 California Building Code
- Plumbing:** 2026 California Plumbing Code
- Mechanical:** 2026 California Mechanical Code (UMC)
- Electrical:** 2026 California Electrical Code
- Fire:** 2026 California Fire Code
- Accessibility:** 2026 California Building Code (Title 24, Part 2)
- Energy:** 2025 California Energy Code (Title 24, Part 6)



FLOOR PLAN

1/4" = 1'-0"



Revisions: Date Revision

No.

CHARMED SALON
 816 WEST YOSEMITE AVE SUITE B
 MADERA , CA 93637

Date: 4-1-2026

Scale: AS NOTED

Drawn by: JOSEPH

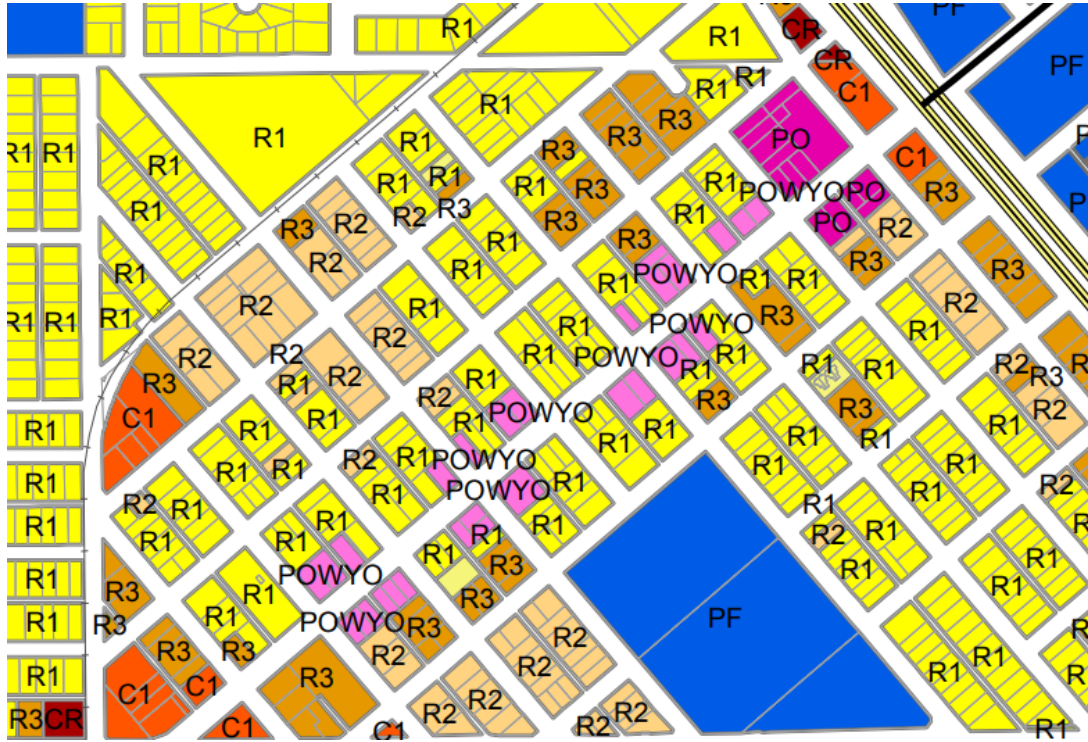
Sheet

A-2

ATTACHMENT 4












General Plan Land Use & Official Zoning Map

Zoning Map



Zone Districts

Residential Districts

-  RA - (One unit per each 12,000 square feet)
-  R1 - (One unit per each 6,000 square feet)
-  R2 - (One unit per each 3,000 square feet)
-  R3 - (One unit per each 1,800 square feet)
-  PD (12000) - Planned Development
(One unit for each 12,000 sq. ft. of site area)
-  PD (8000) - Planned Development
(One unit for each 8,000 sq. ft. of site area)
-  PD (6000) - Planned Development
(One unit for each 6,000 sq. ft. of site area)
-  PD (4500) - Planned Development
(One unit for each 4,500 sq. ft. of site area)
-  PD (3000) - Planned Development
(One unit for each 3,000 sq. ft. of site area)
-  PD (2000) - Planned Development
(One unit for each 2,000 sq. ft. of site area)
-  PD (1500) - Planned Development
(One unit for each 1,500 sq. ft. of site area)

Commercial Districts

-  C1 - Light Commercial
-  C2 - Heavy Commercial
-  CH - Highway Commercial
-  CN - Neighborhood Commercial
-  CR - Restricted Commercial
-  PO - Professional Office
-  POWYO - Professional Office
West Yosemite Avenue Overlay

ATTACHMENT 5

Planning Commission Resolution

Including:

Exhibit "A" - Conditions of Approval

RESOLUTION NO. 2052

**RESOLUTION OF THE PLANNING COMMISSION ADOPTING A
CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION
15301 (EXISTING FACILITIES) AND APPROVING CONDITIONAL USE PERMIT
2026-07 AND SITE PLAN REVIEW 2026-06 (POWYO BEAUTY SALON)**

WHEREAS, Monnasaria (“Owner”) is the property owner of the 0.51-acre lot located on the easternly corner of West Yosemite and South N Street at 816 West Yosemite Avenue (APN: 010-113-016)(Project Site); and

WHEREAS, Emily Gallardo (“Applicant”) has applied to establish a beauty salon at the project site; and

WHEREAS, the site has a zone of Professional Office West Yosemite Overlay (POWYO) and a General Plan Land Use Designation of Office (O); and

WHEREAS, pursuant to City Municipal Code (CMC), a beauty salon and barber shop shall be approved with a use permit when located within the Professional Office zone district; and

WHEREAS, the project will utilize approximately 1,650 square feet of office space within an existing building; and

WHEREAS, the project is aligned with the City’s General Plan goals and policies for City of Madera; and

WHEREAS, the City performed a preliminary environmental assessment and determined the project to meet Exemption Section 15301 (Existing Facilities) under the California Environmental Quality Act (CEQA) Guidelines; and utilities; and

WHEREAS, under the City’s Municipal Code, the Planning Commission (Commission) is authorized to review and approve conditional use permits and environmental assessments for associated projects on behalf of the City; and

WHEREAS, the City provided notice of the Commission hearing as required by law; and

WHEREAS, at the May 12, 2026 Commission hearing, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Commission; and

WHEREAS, the Commission now desires to adopt a Section 15332 Exemption pursuant to CEQA for the project and conditionally approve CUP 2026-07 and SPR 2026-06.

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.
1. 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

15301/Class I (Existing Facilities) of the State CEQA Guidelines because the project is operational only proposing a new use (massage business), within an existing tenant space within an existing building on an existing improved lot with existing services and utilities. The proposed project is consistent with applicable general plan designations and policies and is served by all required services and utilities. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project and the project does not present any unusual circumstances.

2. Findings for Conditional Use Permit No. 2026-07: The Commission finds and determines that there is substantial evidence in the administrative record to support the approval of Conditional Use Permit No. 2026-07, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-3.4.0106. 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 and Zoning Ordinance.

The site is zoned Professional Office West Yosemite Overlay (POWYO) and has a land use designation of Office (O), which makes the proposed use consistent with both the General Plan and Zoning Ordinance. The use of a beauty salon and barber shop are a permitted use with the approval of a conditional use permit.

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

The project is located on the corridors of the West Yosemite Overlay. The project site is surrounded by other businesses and uses permitted under the zone district of Professional Office. Other uses surrounding the area include Low Density Residential. The use of office space is compatible with the surrounding uses as noise and traffic vary than commercial districts.

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 be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons or property in the surrounding area. Staff has reviewed and conditioned the project to ensure that the project is compatible with its surrounding area and that all proposed development was to be properly developed under state and local code.

3. Findings for Site Plan Review No. 2026-06: The Commission finds and determines that there is substantial evidence in the administrative record to support the approval of Site

Plan Review No. 2026-06, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-3.4.0106. 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 and Zoning Ordinance.

The site is zoned Professional Office West Yosemite Overlay (POWYO) and has a land use designation of Office (O), which makes the proposed use consistent with both the General Plan and Zoning Ordinance.

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

The project is located on the corridors of the West Yosemite Overlay. The project site is surrounded by other businesses and uses permitted under the zone district of Professional Office.

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 be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons or property in the surrounding area. Staff has reviewed and conditioned the project to ensure that the project is compatible with its surrounding area and that all proposed development was to be properly developed under state and local code.

4. Approval CUP 2026-07 and SPR 2026-06: Given that all the findings can be made, the Commission hereby approves CUP 2026-07 and SPR 2026-06 as conditioned as set forth in the Conditions of Approval attached as Exhibit "A."
5. Effective Date: the resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 12th day of May, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Robert Gran Jr.
Planning Commission Chairperson

Attest:

David Brletic
Planning Manager

Exhibit "A" Conditions of Approval for CUP 2026-07 and SPR 2026-06

EXHIBIT "A"

CUP 2026-07 and SPR 2026-06
POWYO Beauty Salon (Charmed Salon)
CONDITIONS OF APPROVAL
May 12, 2026

Notice to Applicant

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. 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 site 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 CUP 2026-07 and SPR 2026-06 will ultimately be deemed mandatory unless appealed by the applicant to City Council within fifteen (15) days after the decision of 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, successors-in-interest, lessee, operator, or any other person or entity making use of this permit. Furthermore, "project site" refers to 500 and 508 South Gateway Drive. The following conditions apply only to these portions of the subject site, unless specifically noted otherwise.

CONDITIONS OF APPROVAL

General

1. Approval of this conditional use permit and site plan review shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or the designer to disclose and delineate all facts and information relating to the subject property and the proposed development.
2. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specifically noted in the conditions or mandated by statutes.
3. Vandalism and graffiti shall be corrected per the City Municipal Code (CMC).
4. The project site shall be held to the City's commercial standards as listed in the CMC.
5. 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 CUP 2026-07 and SPR 2026-06.**

6. Approval of CUP 2026-07 and SPR 2026-06 is for the benefit of the applicant. The submittal of applications 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

Conditional Use Permit (CUP 2026-07)

7. CUP 2026-07 shall pertain to the 1,600 square feet suite located at 816 West Yosemite Avenue (APN: 010-113-016) for beauty salon use.
8. Any modifications to CUP 2026-07 require an amendment to the conditional use permit through the Planning Department.
9. CUP 2026-07 does not permit exterior construction or modifications to the existing building. Any modifications or construction shall require Planning Commission approval.
10. The applicant’s failure to utilize this use permit within 24 months following the date of this approval shall render the conditional use permit null and void unless a written request for extension has been submitted to and approved by the Planning Commission.

Site Plan Review

11. Business hour operations shall be between the hours of 9:00 am to 8:00 pm, seven days out of the week.
12. Expansion of the 1,600 square foot building or use shall require a modification.

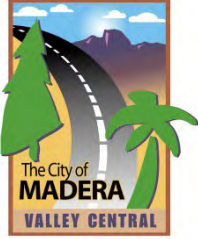
BUILDING DEPARTMENT AND FIRE

13. All interior improvements proposed shall be subject to construction permits.
14. All construction plans shall follow Fire and Building Code.

END OF CONDITIONS

CUP 2025-01 & SPR 2025-04
Food Trucks

STAFF IS REQUESTING THIS ITEM BE CONTINUED TO A FUTURE DATE.



REPORT TO THE PLANNING COMMISSION

Prepared by:

Will Tackett, Community Development Director

Meeting of: May 12, 2026

Agenda Number: 4

SUBJECT:

Consideration of General Plan Amendment (GPA 2026-03) and Rezone (REZ 2026-01) to change the General Plan Land Use Map and amend the Official Zoning Map of the City of Madera to increase densities and implement the programs, scheduled actions, and zone changes as described in the City of Madera's adopted 2024-2032 6th Cycle Housing Element.

RECOMMENDATION:

Staff recommend the Planning Commission conduct a public hearing and act as follows:

1. Adopt a Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 21080.085 of the California Public Resources Code and approve General Plan Amendment (GPA) 2026-03 and Rezone (REZ) 2026-01 to increase densities and implement the programs, scheduled actions, and zone changes as described in the City of Madera's adopted 2024-2032 6th Cycle Housing Element Update.

SUMMARY:

The Housing Element is one of eight mandatory elements of a General Plan and is required by California State Law to be updated every eight years. On February 4, 2026, the City Council adopted Resolution No. 26-02 approving General Plan Amendment (GPA) No. 2026-01 for the 2024-2032 6th Cycle Housing Element update.

The Housing Element serves as the State-mandated housing plan for a local jurisdiction and must identify adequate sites, policies, and programs to facilitate housing production across all income levels.

The City Housing Element includes goals, policies and programs which aim to encourage the development of a variety of housing opportunities and provide adequate sites to meet the Regional Housing Needs Allocation (RHNA) during the planning period (2024-2032). For this

purpose, the Housing Element identifies a comprehensive inventory of vacant and non-vacant opportunity sites intended to accommodate the City's RHNA. The Housing Element explains that the City must provide adequate zoning capacity and development opportunities across all income levels through a combination of existing residentially zoned land, redevelopment potential, and strategic rezoning programs.

Housing Element Program A-1 states the City will rezone three areas of the City to provide adequate sites to meet its housing needs. The City will process zoning amendments to fully accommodate the City's remaining housing needs. Rezone sites will comply with the requirements of Government Code Section 65583.2(h) and (i). To address affirmatively furthering fair housing (AFFH) goals and improve access for a diverse array of housing opportunities for all residents of Madera, including members of protected classes, the City will seek to expand affordable and multifamily housing opportunities in areas of high resource. This includes rezoning 82 parcels (±123.4 acres) to the R-3 (Residential, one unit for each 871 square feet of site area) zone district (2,410 lower, 1,109 moderate, and 1,340 above-moderate RHNA units). These parcels were identified in Appendix A: Sites Inventory Map and Appendix B: RHNA Sites Inventory to the City Housing Element and are illustrated as exhibits to the resolution and ordinance proposed for adoption.

While the City has adopted the 2024-2032 Housing Element, it has not yet completed the housing element process for the 6th cycle. The Housing Element will remain out of compliance with Government Code Sections 65583(c) and 65583.2(c), (h) & (i) until the rezoning has been completed and submitted and reviewed by HCD to meet all statutory requirements. Once the City completes the rezoning, copies of the Council resolution and ordinance are required to be transmitted to the State of California Department of Housing and Community Development (HCD). HCD will review the documentation and issue correspondence updating the status of the City's housing element compliance.

BACKGROUND & ANALYSIS:

As required by California Government Code Section 65583, each jurisdiction must have land zoned to accommodate its fair share of the regional housing need. Each jurisdiction's share of needs is known as the Regional Housing Needs Allocation (RHNA). HCD determines the needs for each region of the state. The Madera County Transportation Commission (MCTC) is the regional planning agency for the two incorporated cities (Madera and Chowchilla) and unincorporated County and is responsible for assigning each jurisdiction its share of the RHNA. The RHNA is broken down into the five income levels: extremely low, very low, low, moderate, and above moderate.

Regional Housing Needs Allocation Obligation:

The City of Madera is required to maintain sufficient land and sites capacity to meet the RHNA for the eight-year planning period, from 2024–2032. There must always be appropriate zoning and development standards in place for the RHNA to be met.

No Net Loss Buffer

State law requires cities to continually maintain adequate capacity in their sites inventories to meet their RHNA for all income levels. In the event that a site is developed below the density projected in the Housing Element, or at a different income level than projected, the City must take action(s) to ensure adequate sites are available to accommodate the remaining balance of the RHNA. If the City does not have any additional capacity within the existing zoning, it must identify and rezone new sites that can accommodate the remaining need within six months. For these reasons, the City is including a buffer of 20 percent above the remaining RHNA.

HCD has released the Housing Element Site Inventory Guidebook designed to assist a jurisdiction through the site inventory analysis required by Housing Element Law. Use of the Guidebook is not required for a determination of compliance by HCD. The Guidebook is intended to facilitate the jurisdiction in determining if adequate sites are available by income category to accommodate the jurisdiction's share of the RHNA or if rezoning or other program actions are needed. To ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the planning period, it is recommended the jurisdiction create a buffer in the housing element inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower income RHNA.

For these reasons, the City is including a buffer of 20 percent above the remaining RHNA need once accounting for pending projects and accessory dwelling units (ADUs). The table below describes the RHNA allocation for the City of Madera and the units yielded from the identified opportunity sites.

	Very Low Income	Low Income	Moderate Income	Above Income	Mod	Total RHNA
Area Median Income	<50%	50%–80%	81%–120%	> 120%	-	-
6th Cycle Total RHNA (2024–2032)	1,238	958	1,170	2,874		6,240
Current Projects	-	-	-	352		352
ADUs	-	-	-	2		2
Unmet RHNA	1,238	958	1,170	2,520		5,886
Identified RHNA Site Capacity	1,486	1,150	1,404	3,024		7,064
Resultant Target Buffer	20%	20%	20%	20%		20%

Note: ADU = accessory dwelling unit

Existing Site Inventory & Capacity:

The Housing Element identifies substantial housing capacity on vacant residentially zoned sites. The City estimates that vacant sites can accommodate approximately 5,255 housing units distributed among various zoning districts, including significant capacity within the R-3 high-

density residential zone. The Housing Element further notes that vacant sites accommodate approximately 68 to 69 percent of the City's lower-income RHNA allocation.

Because vacant land alone was insufficient to fully accommodate the City's RHNA, the Housing Element also identifies non-vacant and underutilized sites capable of redevelopment. The City identified approximately 1,809 units of additional capacity on non-vacant sites. The Housing Element states that non-vacant sites account for approximately 32 percent of the lower-income RHNA capacity and approximately 29 percent of the City's total RHNA capacity.

To support the use of non-vacant sites, the Housing Element includes a detailed analysis of redevelopment trends and site characteristics within the City. The City evaluated recently developed and proposed residential projects occurring on previously developed properties and identified consistent redevelopment patterns involving underutilized parcels, older structures, low building coverage ratios, and sites containing excess vacant land.

The Housing Element established six criteria for evaluating redevelopment potential on non-vacant sites:

1. High land-to-improvement ratios indicating underutilization;
2. Older building age, generally greater than 40 years;
3. Existing land uses similar to previously redeveloped sites;
4. Low building coverage and high infill potential;
5. Proximity to services such as schools, grocery stores, and daycare facilities; and
6. Accessibility to public transit.

Using these criteria, the City identified numerous clusters of non-vacant properties suitable for redevelopment, including areas along Lincoln Avenue, Sharon Avenue, Adell Street, D Street, Pecan Avenue, Central Avenue, A Street, Terra Firma Drive, Storey Road, Linden Street, and Westberry Boulevard. Many of these sites contain older single-family residences situated on large parcels with significant excess vacant land and building coverage typically below 20 percent, thereby demonstrating realistic redevelopment potential while allowing for possible retention of existing structures.

Rezone Areas:

The Sites Inventory identifies 82 opportunity sites to be rezoned in order to create capacity for the number of units in the RHNA. As noted in Program A-1, ±123.4 total acres throughout the City are proposed to be rezoned to the R-3 (Residential, one unit for each 871 square feet of site area) zone. These parcels were identified in Appendix A: Sites Inventory Map and Appendix B: RHNA Sites Inventory to the City Housing Element (Attachment 1 & 2 [abridged]) and are specifically illustrated as exhibits to the resolution and ordinance proposed for adoption.

Sherwood Way Rezone Area

Among the identified rezoning areas is the Sherwood Way Rezone Area (Attachment 3) where properties are currently designated by the General Plan for Medium Density Residential (7.1-15 dwelling units per acre) land use and zoned C-1 (Light Commercial) and PD-3000 (Planned Development, one unit for each 3,000 square feet of site area).

In accordance with Policy LU-32 and Table LU-A: General Plan/Zoning Consistency of the General Plan, GPA 2026-03 will amend the General Plan Land Use Map to change the land use designation for these properties from Medium Density Residential to High Density Residential (15.1-50 d.u./ac.). REZ 2026-01 will amend the Official Zoning Map to rezone these properties from the C-1 and PD-3000 zone districts to the R-3 zone district.

The Housing Element explains that this rezoning would substantially increase allowable residential density and create additional opportunities for lower-income housing development on underutilized parcels currently occupied by single-family residences. It is important to note the properties located within the existing C-1 (Light Commercial) zone district in this area are not zoned in a manner which is consistent with the existing Medium Density Residential land use designation for those property as shown on the General Plan Land Use Map pursuant to Policy LU-32 and Table LU-A: General Plan/Zoning Consistency of the General Plan.

Northern Rezone Area

The Housing Element additionally identifies a major Northern Rezone Area (Attachment 4) consisting of approximately 65 parcels, including both vacant and non-vacant properties. This area includes properties which are designated for a mix of Low Density Residential (2.1-7 d.u./ac.), Medium Density Residential (7.1-15 d.u./ac.), Office and Commercial land uses on the General Plan Land Use map. Similarly this area is zoned with a mix of R-1 (Residential, one unit for each 6,000 square feet of site area), PD-4500 & 1500 (Planned development one unit for each 4,500 & 1500 sq. ft. of site area, respectively), C-1 (Light Commercial), and U (Unclassified) zone districts. commercial or lower-density residential.

The proposed rezoning to R-3 high-density residential would increase the area's estimated housing development potential from approximately 519 units to approximately 5,290 units. The City's sites inventory assumes approximately 4,223 units within this rezone area, including approximately 1,694 units on non-vacant parcels. It is important to note the vast majority of the properties located within the existing C-1 (Light Commercial) zone district in this area are not zoned in a manner which is consistent with the existing Medium Density Residential and Office land use designations for those respective properties as shown on the General Plan Land Use Map pursuant to Policy LU-32 and Table LU-A: General Plan/Zoning Consistency of the General Plan.

Southern Rezone Area

The third area identified for rezoning in the Housing Element, the Southern Rezone Area, (Attachment 5) includes a vacant parcel and a portion of a larger vacant parcel comprising ± 5.6

acres in area. The Southern Rezone Area parcels are designated for Commercial and Office uses on the General Plan Land Use Map and are zoned H-C (Highway Commercial) and O (Office).

The City's sites inventory assumes rezoning this area to R-3 high-density residential would increase the area's estimated housing development potential by approximately 222 units. At this time, both the independent parcel and the portion of the larger parcel within the rezone area lack public street frontage and will require public streets to be dedicated (or private easements to be created) across adjacent parcels or portions thereof to create adequate access. Moreover, the abutting parcels (and adjacent portions of shared parcels) are designated for Commercial and Office uses on the General Plan Land Use Map. It must be noted that rezoning this area at this time would create a landlocked island of high-density residential property surrounded by the freeway and non-residential properties as well as split-zoning on two separate parcels. However, the split zoning will help ensure owners of the adjacent parcels or portions thereof will have a vested interest in planning for adequate access to the area with future development.

Approximately 7.75 acres of existing vacant High Density Residential designated lands are located in near proximity to the west with opportunities to provide second points for connections and with which there may be future opportunity to aggregate. The City has received inquiries regarding potential development in the immediate vicinity; there is potential that investment interests could provide unique opportunities for owner collaboration.

Conclusion:

The Housing Element concludes that the identified sites, combined with the proposed rezoning programs and redevelopment trends analysis, demonstrate the City's ability to accommodate its RHNA allocation and comply with State Housing Element law. The document further states that the selected non-vacant sites possess characteristics consistent with successful redevelopment projects already occurring within the City and therefore have a strong likelihood of redevelopment during the Housing Element planning period.

ENVIRONMENTAL REVIEW:

General Plan Amendment (GPA) 2026-03 and Rezone (REZ) 2026-01 implement the schedule of actions identified in the City of Madera 2024-2032 Housing Element as required by State law and has been reviewed for compliance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

Staff performed a preliminary environmental assessment and determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 21080.085 of the California Public Resources Code because CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.

COMMISSION ACTION:

The Commission will be making a recommendation to the City Council. Staff recommend the Commission:

1. Adopt a Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 21080.085 of the California Public Resources Code and approve General Plan Amendment (GPA) 2026-03 and Rezone (REZ) 2026-01 to increase densities and implement the programs, scheduled actions, and zone changes as described in the City of Madera's adopted 2024-2032 6th Cycle Housing Element Update.

ALTERNATIVES:

1. Move to continue the public hearing to a future Planning Commission meeting at a date and time certain (City Council to specify date) or refer the matter back to staff to be rescheduled at a later meeting date to be determined; with directions to staff.
2. Recommend the City Council approve, alter, or deny the General Plan Amendment to change the General Plan Land Use Map and/or adopt an ordinance approving the Rezone to amend the Official Zoning Map or any part thereof as set forth in the staff report and as the Commission may deem to be advisable.

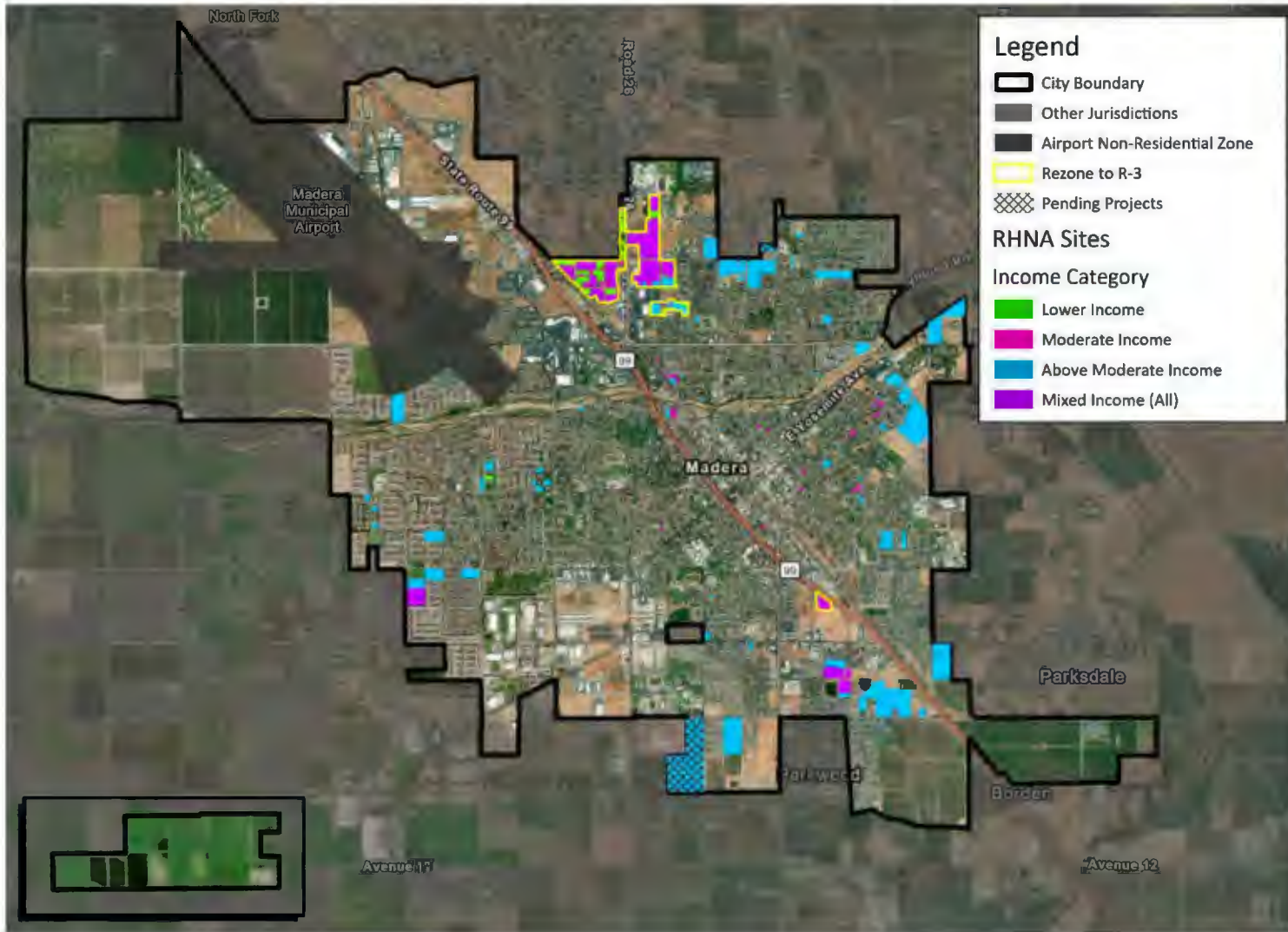
ATTACHMENTS:

1. Housing Element Appendix A: Sites Inventory Map
2. Housing Element Appendix B: RHNA Sites Inventory (Abridged, Rezone Sites)
3. Sherwood Way Rezone Area
4. Northern Rezone Area
5. Southern Rezone Area
6. Planning Commission Resolution
Exhibit "A": GPA 2026-03 Land Use Maps
Exhibit "B": REZ 2026-01 Official Zoning Maps

ATTACHMENT 1

Housing Element Appendix A: Sites Inventory Map

Appendix A: Sites Inventory Map



RHNA Sites and Pending Projects

ATTACHMENT 2

Housing Element Appendix B: RHNA Sites Inventory
(Abridged, Rezone Sites)

Appendix B: RHNA Sites Inventory

The Sites inventory is not utilizing consolidation to meet size requirements. No parcels are being considered as consolidated. All parcels utilized for lower-income sites are greater than 0.5 acres and less than 10 acres. Additionally, there are 2 nonvacant sites designated for lower-income that were included in the prior housing element, and 2 vacant sites designated for lower-income that were included in the prior two housing elements. The City is including Program A- 1 to allow residential use by right, without discretionary review or action, on these 4 parcels for developments where at least 20 percent of the units are affordable to lower income households.

Table 104: RHNA Sites Inventory (Abridged, Rezone Sites)

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-210-026	Second Parcel West from the Northwest Corner of the Intersection of Owens Street And Sherwood Street	93638	1.6	C1	R3	MD	50	0	0	0	0	62	62	Yes	No	No	No	Vacant
003-210-029	Second Parcel North from the Northwest Corner of the Intersection of Owens Street And Sherwood Street	93638	0.3	PD (3000)	R3	MD	50	1	0	0	10	0	10	Yes	No	No	No	Vacant
003-210-030	Northwest Corner of the Intersection of Owens Street And Sherwood Street	93638	1.7	C1	R3	MD	50	1	0	0	0	67	67	Yes	No	No	No	Vacant
003-222-010	133 W Clark St	93638	0.1	PD (4500)	R3	LD	50	1	0	0	4	0	4	Yes	No	No	No	Vacant
003-240-004	Second Parcel West of the Southwest Corner of the Intersection of Taylor Street and Sarah Street	93638	0.5	PD (3000)	R3	MD	50	1	0	0	0	19	19	Yes	No	No	No	Vacant
003-240-005	Fourth Parcel North of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.2	PD (3000)	R3	MD	50	1	0	0	6	0	6	Yes	No	No	No	Vacant
003-240-006	Fourth Parcel North and Second Parcel East of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.1	PD (3000)	R3	MD	50	1	0	0	4	0	4	Yes	No	No	No	Vacant
003-240-007	Third Parcel North of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.1	PD (3000)	R3	MD	50	1	0	0	3	0	3	Yes	No	No	No	Vacant
003-240-009	Third Parcel North and Second Parcel East of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.6	PD (3000)	R3	MD	50	1	0	0	0	22	22	Yes	No	No	No	Vacant
003-240-010	Fourth Parcel North and Fourth Parcel East of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.2	PD (3000)	R3	MD	50	1	0	0	6	0	6	Yes	No	No	No	Vacant
003-240-011	1317 Owens St	93638	0.1	PD (3000)	R3	MD	50	1	0	0	5	0	5	Yes	No	No	No	Vacant
003-240-012	1315 Owens St	93638	0.8	PD (3000)	R3	MD	50	1	0	0	0	33	33	Yes	No	No	No	Vacant
003-240-013	1307 Owens St	93638	0.5	PD (3000)	R3	MD	50	1	6	14	0	0	20	Yes	No	No	No	Residential
003-240-016	1326 Sonora St	93638	1.7	PD (3000)	R3	MD	50	1	0	0	0	67	67	Yes	No	No	No	Vacant
003-240-018	Second Parcel North of the Northwest Corner of the Intersection of Sonora Street And W Sherwood Way	93638	0.7	PD (3000)	R3	MD	50	1	7	21	0	0	28	Yes	No	No	No	Residential
003-240-019	Northwest Corner of the Intersection of Sonora Street And W Sherwood Way	93638	1.6	PD (3000)	R3	MD	50	1	0	0	0	62	62	Yes	No	No	No	Vacant
003-250-003	360 W Adell St	93638	5	C1	R3	O	50	1	79	61	31	28	199	Yes	No	No	No	Vacant
003-250-012	407 W Clark St	93638	0.7	C1	R3	C	50	1	0	0	0	26	26	Yes	No	No	No	Residential
003-250-013	Second Parcel North of the Northwest Corner of the Intersection of Owens Street and W Clark Street	93638	2.4	C1	R3	MD	50	1	27	20	24	23	94	Yes	No	No	No	Vacant
003-250-014	1586 Owens St	93638	0.4	C1	R3	MD	50	1	0	0	15	0	15	Yes	No	No	No	Residential
003-250-015	345 W Clark St	93638	0.5	C1	R3	MD	50	1	0	0	19	0	19	Yes	No	No	No	Vacant
003-250-016	323 W Clark St	93638	0.5	C1	R3	MD	50	1	0	0	19	0	19	Yes	No	No	No	Residential
003-250-017	1528 Owens St	93638	1.2	C1	R3	MD	50	1	0	0	0	48	48	Yes	No	No	No	Residential
003-250-018	216 W Adell St	93638	5.1	PD (4500)	R3	MD	50	1	85	66	25	25	201	Yes	No	No	No	Residential
003-250-021	Second Parcel South and Third Parcel East of the Southeast corner of the Intersection of Owens Street and Adell Street	93638	0.3	PD (4500)	R3	LD	50	1	0	0	13	0	13	Yes	No	No	No	Vacant
003-250-022	Second Parcel South and Fourth Parcel East of the Southeast corner of the Intersection of Owens Street and Adell Street	93638	0.3	PD (4500)	R3	LD	50	1	0	0	13	0	13	Yes	No	No	No	Vacant

003-250-023	1557 Owens St	93638	1.4	PD (4500)	R3	LD	50	1	0	0	0	55	55	Yes	No	No	No	Residential
003-250-024	Northeast Corner of the Intersection of Owens Street And W Clark Street	93638	2.2	PD (4500)	R3	LD	50	1	0	0	0	89	89	Yes	No	No	No	Vacant
003-250-027	Second Parcel West of the Southwest Corner of the Intersection of Owens Street and Adell Street	93638	2.7	C1	R3	C	50	1	30	23	27	26	106	Yes	No	No	No	Vacant
003-250-029	Second Parcel East of the Northeast Corner of the Intersection Road 26 and W Clark Street	93638	4	C1	R3	C	50	2	45	35	40	40	160	Yes	No	No	No	Vacant
003-260-001	Southeast Corner of the Intersection of Sharon Boulevard and Adell Street	93638	1	U	R3	MD	50	1	22	17	0	0	39	Yes	No	No	No	Vacant
003-260-002	1575 Sharon Blvd	93638	4	U	R3	MD	50	2	45	34	40	39	158	Yes	No	No	No	Residential
003-260-004	1660 Cardwell St	93638	0.4	U	R3	MD	50	1	0	0	17	0	17	Yes	No	No	No	Residential, Vacant Land
003-260-005	Second Parcel South of the Southwest Corner of the Intersection of Cardwell Street and Adell Street	93638	0.5	U	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Vacant
003-260-006	1692 Cardwell St	93638	1	U	R3	MD	50	1	22	17	0	0	39	Yes	No	No	No	Vacant
003-260-007	1697 Cardwell St	93638	5	C1	R3	MD	50	1	84	65	25	25	199	Yes	No	No	No	Residential
003-260-008	1625 Cardwell St	93638	0.3	C1	R3	MD	50	1	0	0	9	0	9	Yes	No	No	No	Vacant
003-260-009	1615 Cardwell St	93638	0.8	C1	R3	MD	50	1	17	12	0	0	29	Yes	No	No	No	Residential
003-260-010	Fourth Parcel South of the Southeast Corner of the Intersection of Cardwell Street and Adell Street	93638	0.5	C1	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Vacant
003-260-012	1585 Cardwell St	93638	0.3	C1	R3	MD	50	1	0	0	12	0	12	Yes	No	No	No	Residential, Vacant Land
003-260-013	1567 Cardwell St	93638	0.5	U	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Vacant
003-260-014	1543 Cardwell St	93638	0.5	U	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Residential
003-260-015	1521 Cardwell St	93638	0.9	U	R3	MD	50	1	19	14	0	0	33	Yes	No	No	No	Vacant
003-260-016	787 W Clark St	93638	0.5	U	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Vacant
003-260-018	741 W Clark St	93638	0.4	U	R3	MD	50	1	0	0	13	0	13	Yes	No	No	No	Residential
003-260-019	Fourth Parcel East of the Northeast Corner of the Intersection of Sharon Boulevard and W Clark Street	93638	0.4	U	R3	MD	50	1	0	0	15	0	15	Yes	No	No	No	Vacant
003-260-021	Third Parcel South and Second Parcel East of the Southeast Corner of the Intersection of Cardwell Street and Adell Street	93638	0.4	C1	R3	MD	50	1	0	0	16	0	16	Yes	No	No	No	Vacant
003-260-022	719 W Clark St	93638	2.3	C1	R3	MD	50	1	26	19	23	22	90	Yes	No	No	No	Residential
003-260-025	609 W Clark St	93638	0.4	C1	R3	MD	50	1	0	0	16	0	16	Yes	No	No	No	Residential
003-260-027	1584 Fairview St	93638	0.9	C1	R3	MD	50	1	20	14	0	0	34	Yes	No	No	No	Residential
003-260-028	653 Abby St	93638	1.6	C1	R3	MD	50	1	35	27	0	0	62	Yes	No	No	No	Residential
003-260-029	1626 Fairview St	93638	0.3	C1	R3	MD	50	1	0	0	9	0	9	Yes	No	No	No	Residential
003-260-030	646 W Adell St	93638	0.6	C1	R3	MD	50	1	13	9	0	0	22	Yes	No	No	No	Residential
003-260-031	Southwest Corner of the Intersection of Fairview Street And Adell Street	93638	0.9	C1	R3	MD	50	1	21	16	0	0	37	Yes	No	No	No	Vacant
003-260-032	Southeast Corner of the Intersection of Fairview Street And Adell Street	93638	3.1	C1	R3	MD	50	1	35	27	31	30	123	Yes	No	No	No	Vacant
003-260-033	Second Parcel East from Northeast Corner of the Intersection of Fairview Street And W Clark Street	93638	5.2	C1	R3	MD	50	1	87	68	25	25	205	Yes	No	No	No	Vacant
003-260-035	1535 Fairview St	93638	0.1	C1	R3	MD	50	1	0	0	4	0	4	Yes	No	No	No	Vacant
003-260-036	591 W Clark St	93638	0.5	C1	R3	MD	50	2	0	0	16	0	16	Yes	No	No	No	Residential
003-260-037	1692 Country Club Dr	93638	0.4	C1	R3	C	50	1	0	0	15	0	15	Yes	No	No	No	Residential
003-260-038	1656 Country Club Dr	93638	0.4	C1	R3	C	50	1	0	0	17	0	17	Yes	No	No	No	Vacant
003-260-039	1632 Country Club Dr	93638	0.5	C1	R3	C	50	1	12	8	0	0	20	Yes	No	No	No	Residential
003-260-042	1487 Sharon Blvd	93638	1	PD (1500)	R3	HD	50	1	22	17	0	0	39	Yes	No	No	Yes	Vacant
003-260-043	1463 Sharon Blvd	93638	4	PD (1500)	R3	HD	50	1	46	35	40	40	161	Yes	No	No	Yes	Vacant
003-260-047	Second Parcel South from Southeast Corner of the Intersection of Fairview Street And Clark Street	93638	2.7	C1	R3	MD	50	1	31	23	27	27	108	Yes	No	No	No	Vacant
003-260-048	562 W Clark St	93638	1	C1	R3	MD	50	1	22	16	0	0	38	Yes	No	No	No	Residential

003-260-049	530 W Clark St	93638	0.6	C1	R3	MD	50	1	14	10	0	0	24	Yes	No	No	No	Residential
003-260-050	510 W Clark St	93638	0.3	C1	R3	MD	50	1	0	0	13	0	13	Yes	No	No	No	Residential
011-320-004	Second Parcel West and Second Parcel Northwest of the Southwest Corner of S Gateway Drive and State Route 99	93638	2.3	CH	R3	C	50	0	26	19	23	22	90	Yes	No	No	No	Vacant
012-390-027	Second Parcel West of the Western Corner of the Intersection of S Gateway Drive and State Route 99	93638	3.3	PO	R3	O	50	0	37	29	33	33	132	Yes	No	No	No	Vacant
038-060-019	16372 Road 26	93638	0.4	R2	R3	MD	50	0	0	0	17	0	17	Yes	No	No	No	Institutional
038-060-020	25965 Ellis St	93638	0.9	R2	R3	MD	50	0	20	15	0	0	35	Yes	No	No	No	Residential
038-060-030	16316 Road 26	93638	0.8	R2	R3	MD	50	0	18	13	0	0	31	Yes	No	No	No	Vacant
038-060-031	Second Parcel South of the Southeast Corner Of the Intersection of Road 26 And Ellis Street	93638	1.1	R2	R3	MD	50	1	26	19	0	0	45	Yes	No	No	No	Vacant
038-070-018	26240 Ellis St	93638	5	R1	R3	LD	50	1	84	65	25	25	199	Yes	No	No	No	Residential
038-070-027	Second Parcel North of the Northwest corner of the Intersection of Owens Street and Ellis Street	93638	4.6	R1	R3	LD	50	1	51	40	46	45	182	Yes	No	No	No	Vacant
038-070-028	Northwest Corner of the Intersection of Owens Street And Ellis Street	93638	1.7	R1	R3	LD	50	0	38	29	0	0	67	Yes	No	No	No	Commercial
038-100-002	16257 Road 26	93638	12	R1	R3	LD	50	1	0	0	240	240	480	Yes	No	No	No	Vacant
038-100-005	26189 Adell St	93638	2.6	R1	R3	LD	50	1	30	22	26	25	103	Yes	No	No	No	Residential
038-100-006	Second Parcel West from the Northwest Corner of the Intersection of Owens Street and Adell Street	93638	2.6	R1	R3	LD	50	1	30	22	26	25	103	Yes	No	No	No	Vacant
038-100-007	16248 Owens St	93638	2.6	R1	R3	LD	50	1	30	22	26	25	103	Yes	No	No	No	Residential
038-110-025	16258 Road 26	93638	0.8	R2	R3	MD	50	1	18	13	0	0	31	Yes	No	No	No	Vacant
038-110-028	Northwest Corner of the Intersection of Road 26 And Adell Street	93638	1	R2	R3	MD	50	1	22	17	0	0	39	Yes	No	No	No	Vacant

ATTACHMENT 3
Sherwood Way Rezone Area

REZ 2026-01

Sherwood Rezone Area



Google Earth

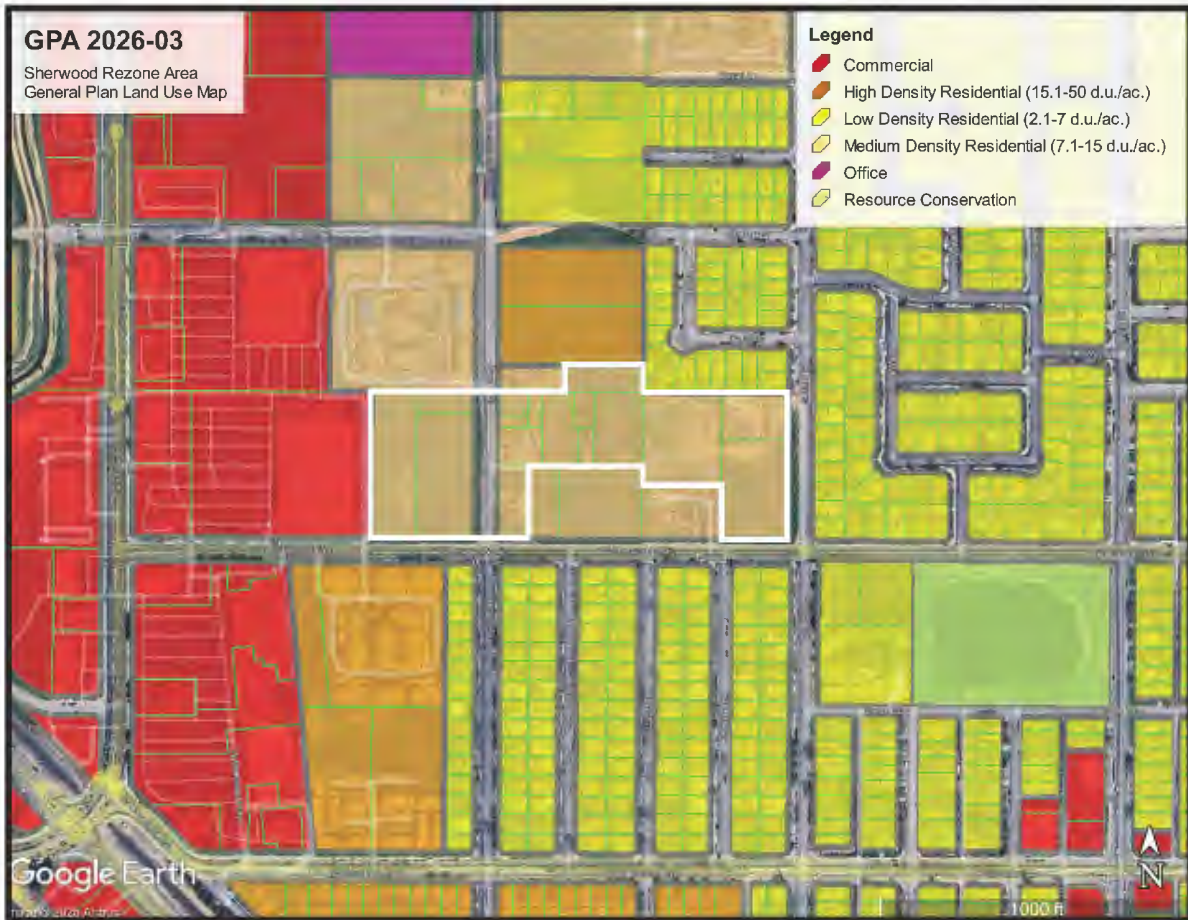
Image © 2025 Airbus

1000 ft

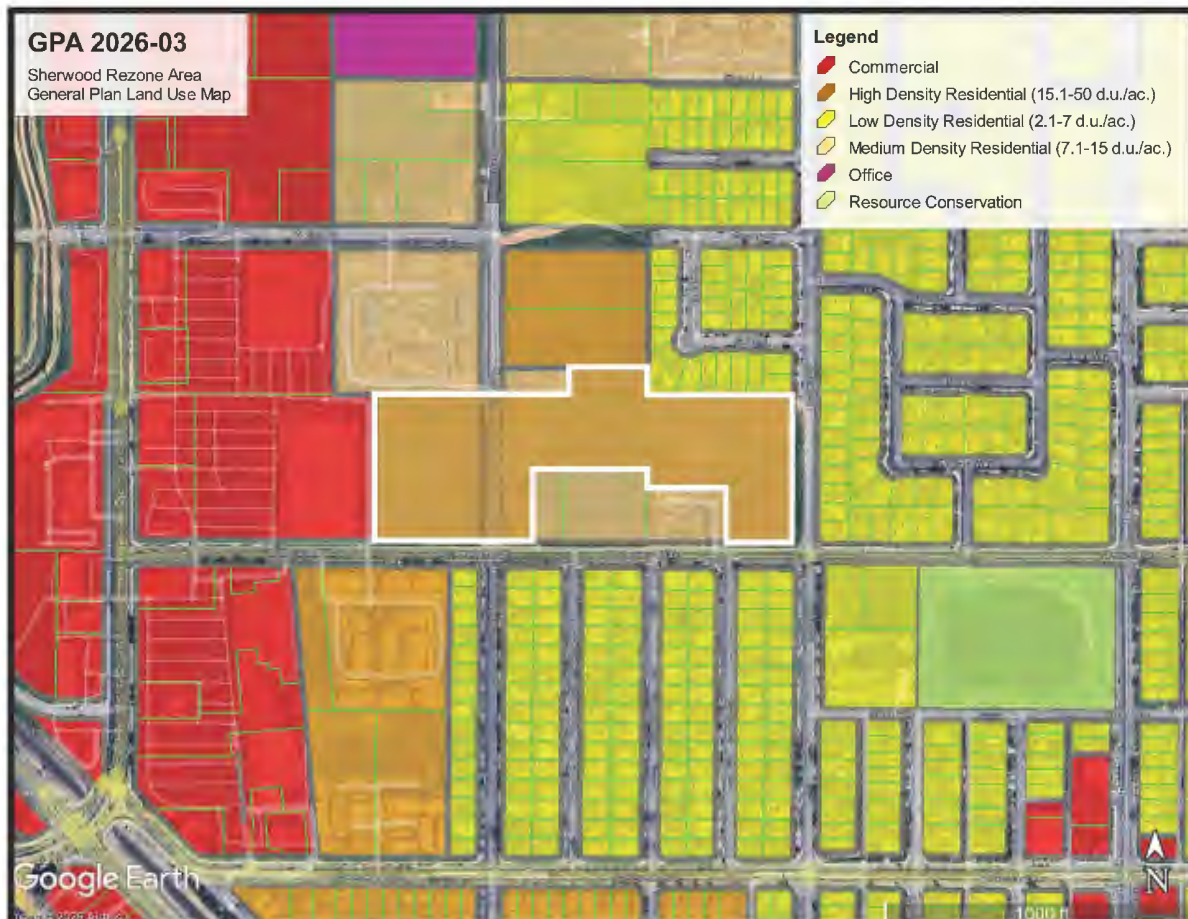


Cleveland Ave

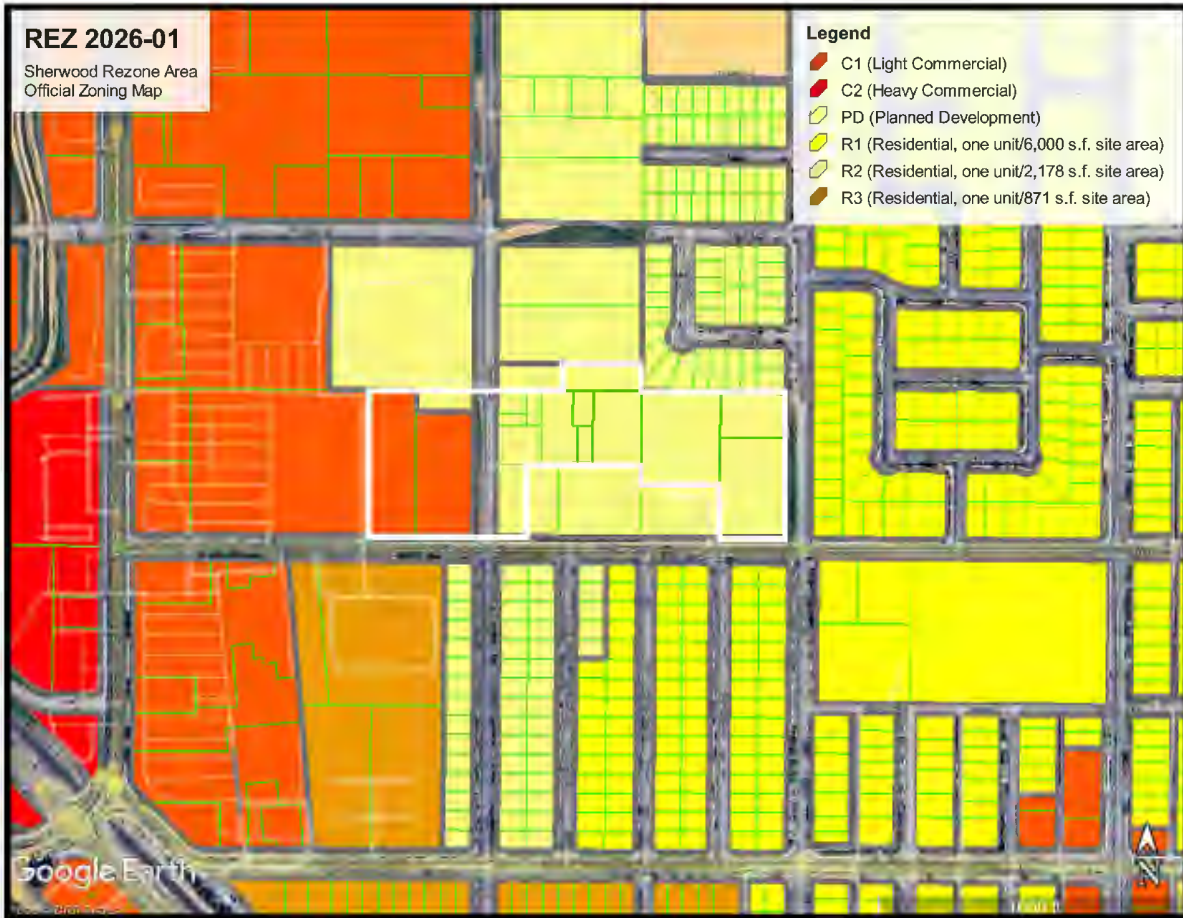
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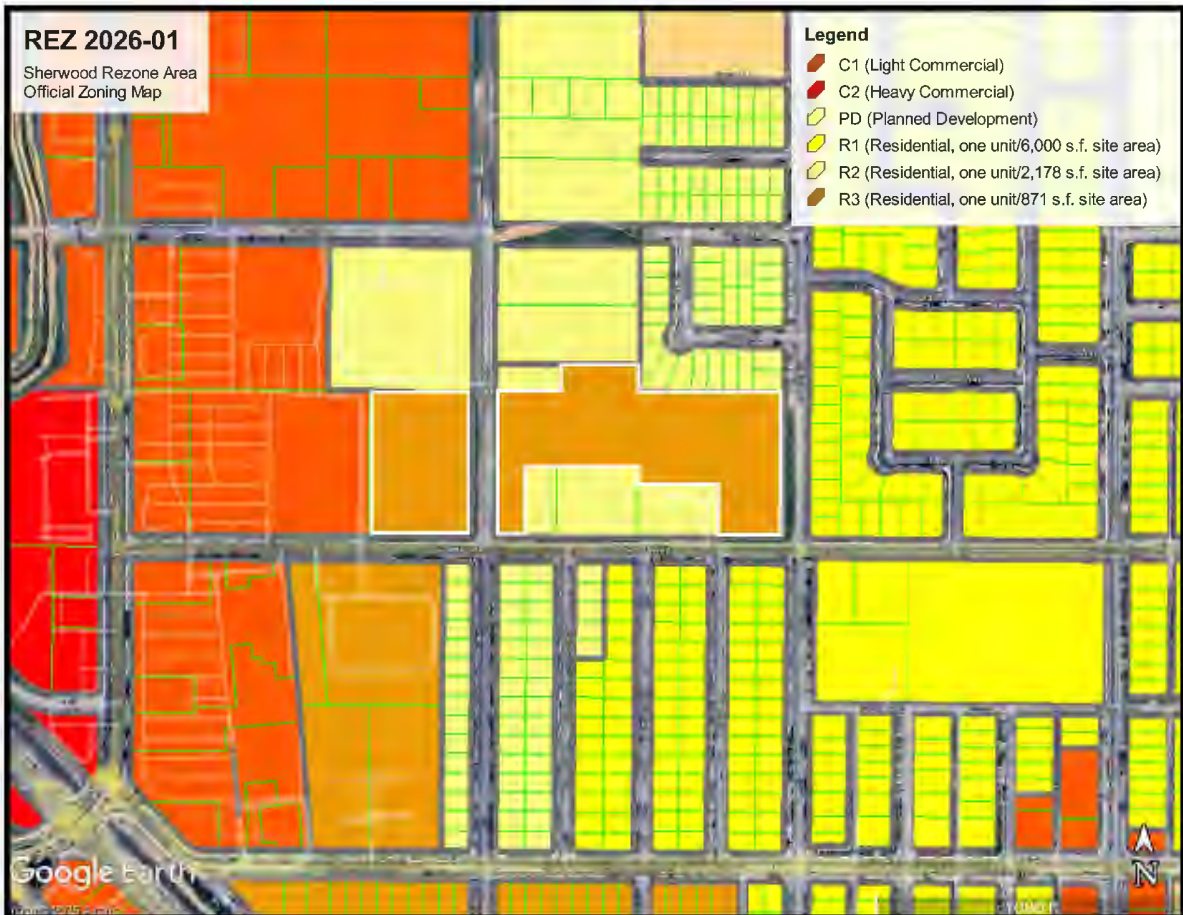
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FROM (EXISTING):

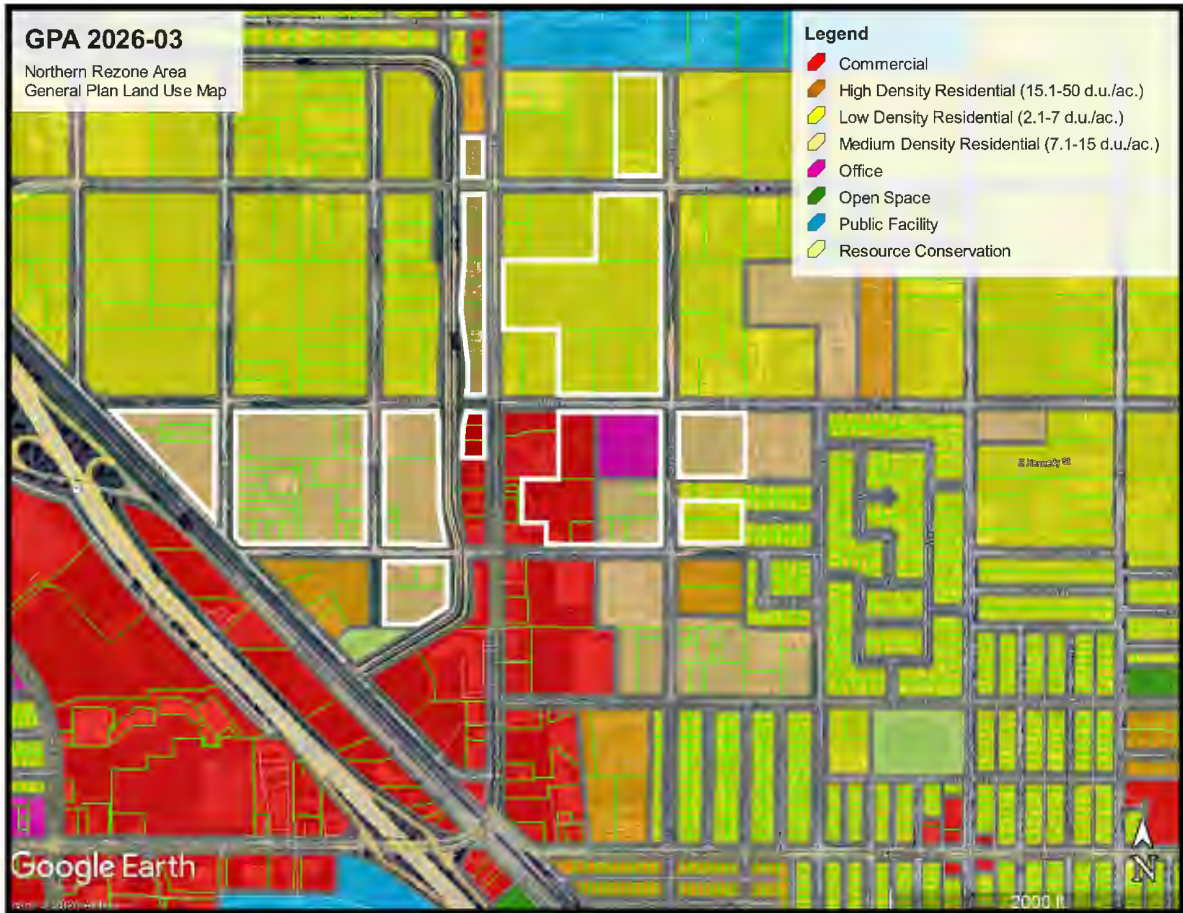


TO (PROPOSED):

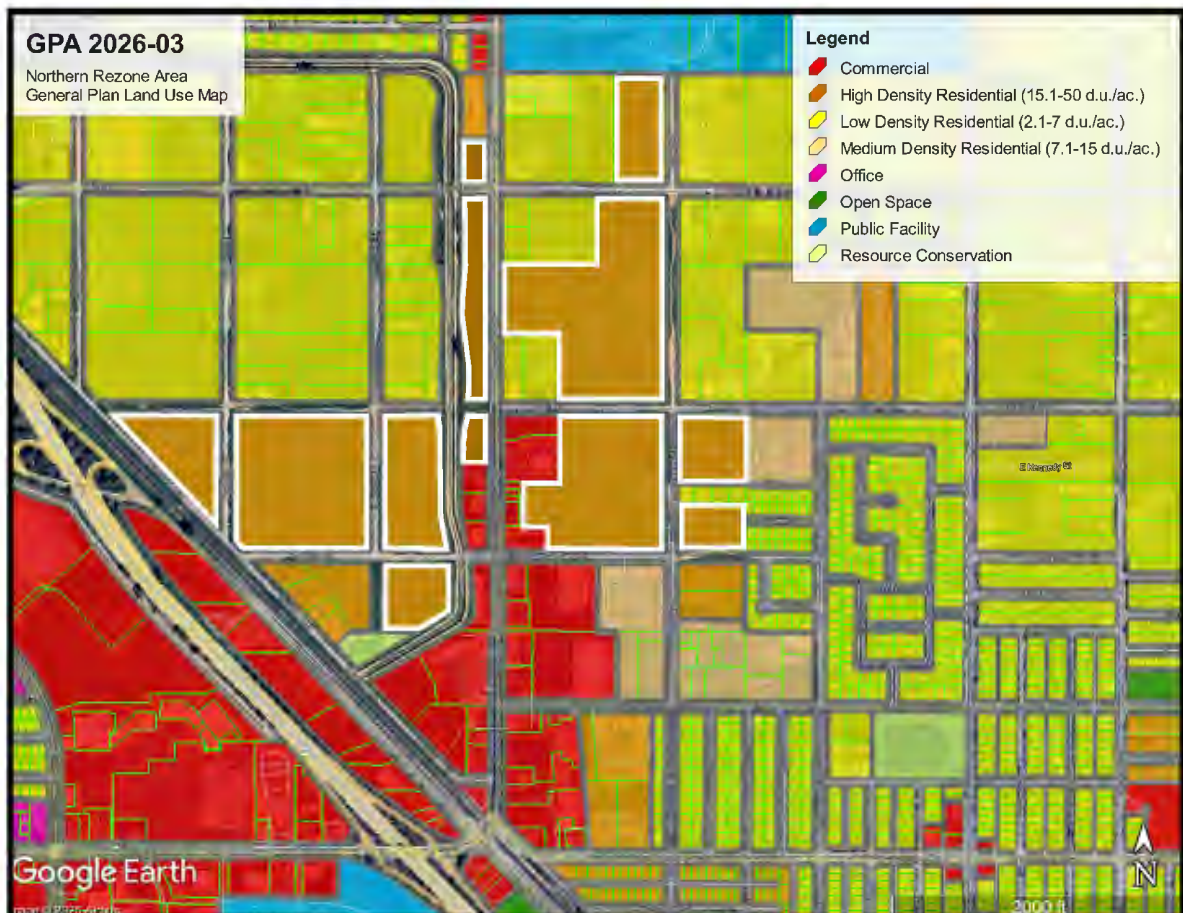


ATTACHMENT 4
Northern Rezone Area

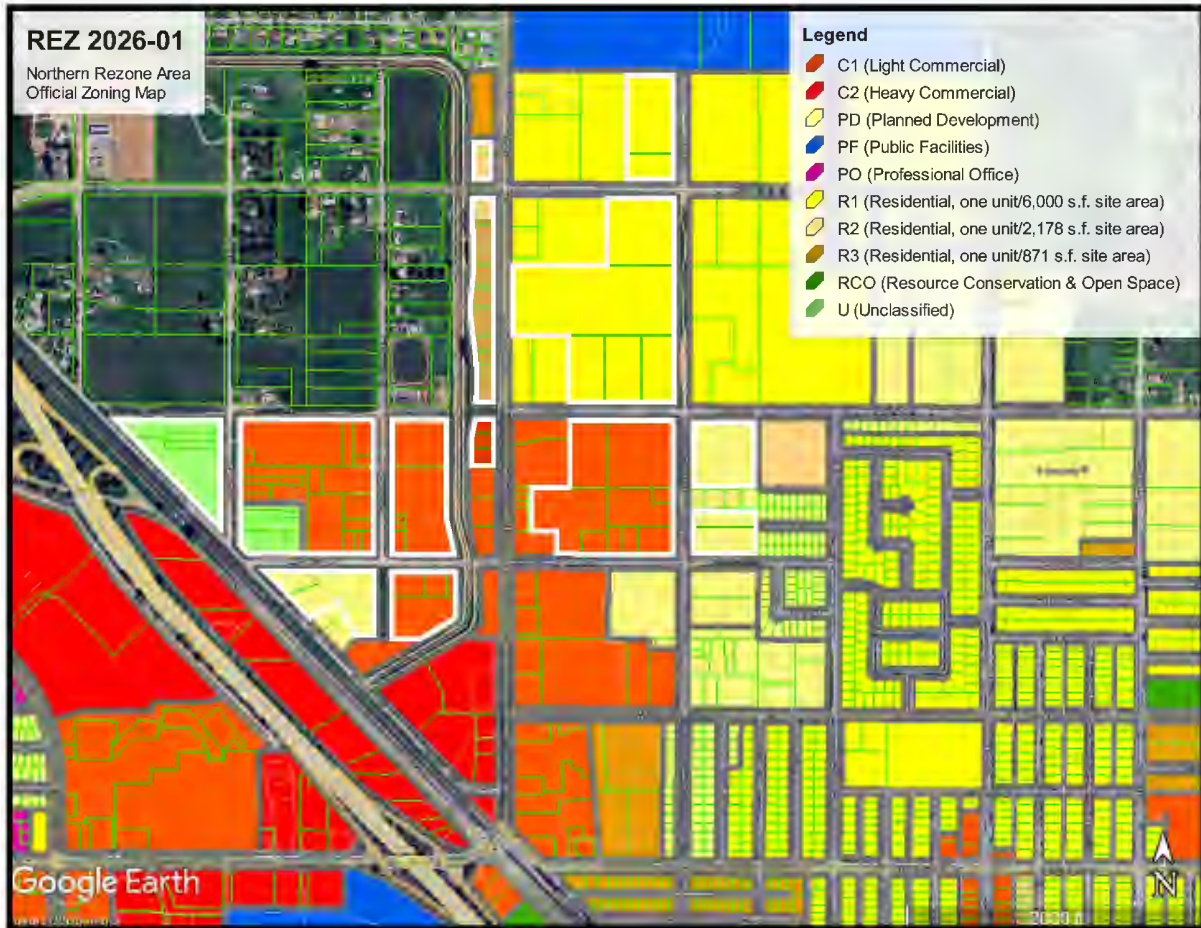
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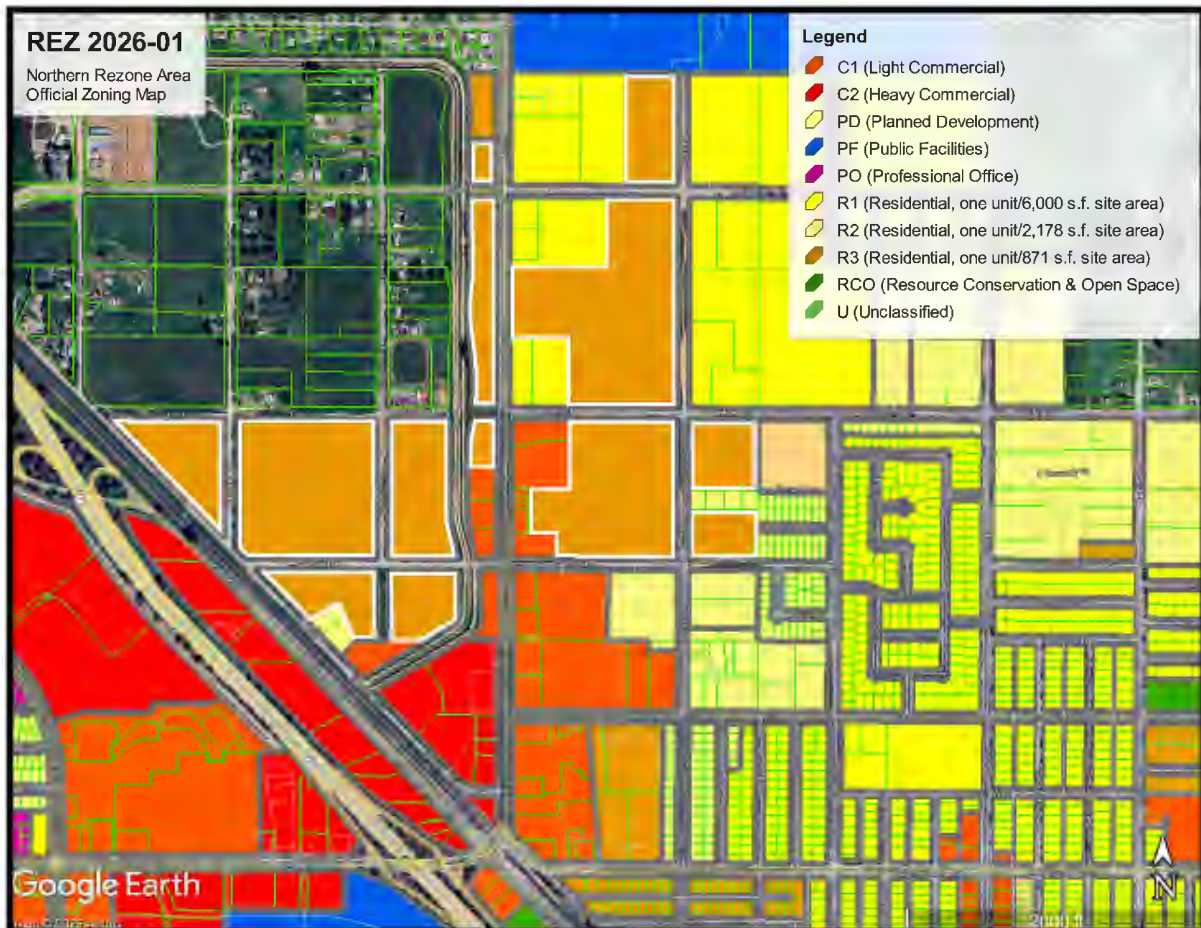
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FROM (EXISTING):



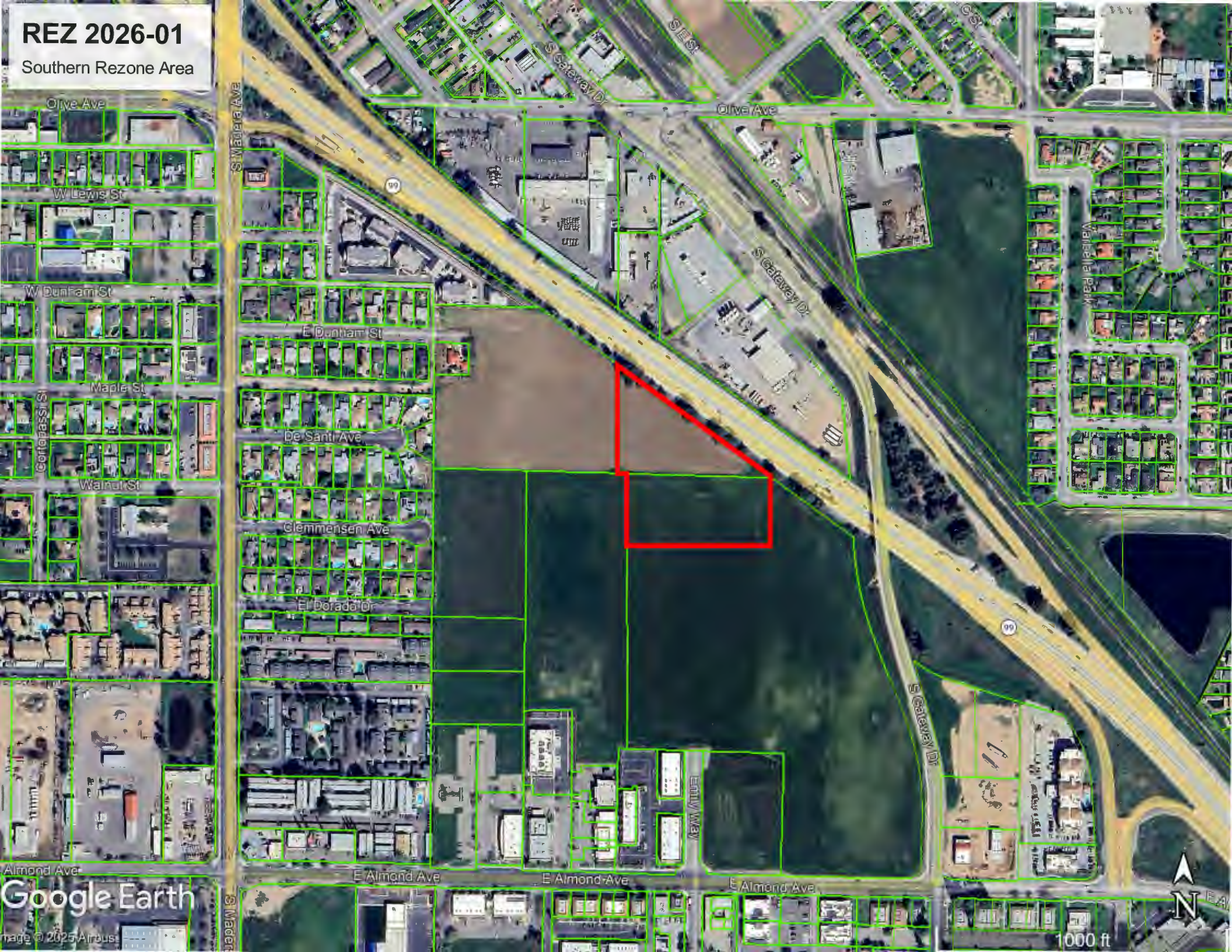
TO (PROPOSED):



ATTACHMENT 5
Southern Rezone Area

REZ 2026-01

Southern Rezone Area



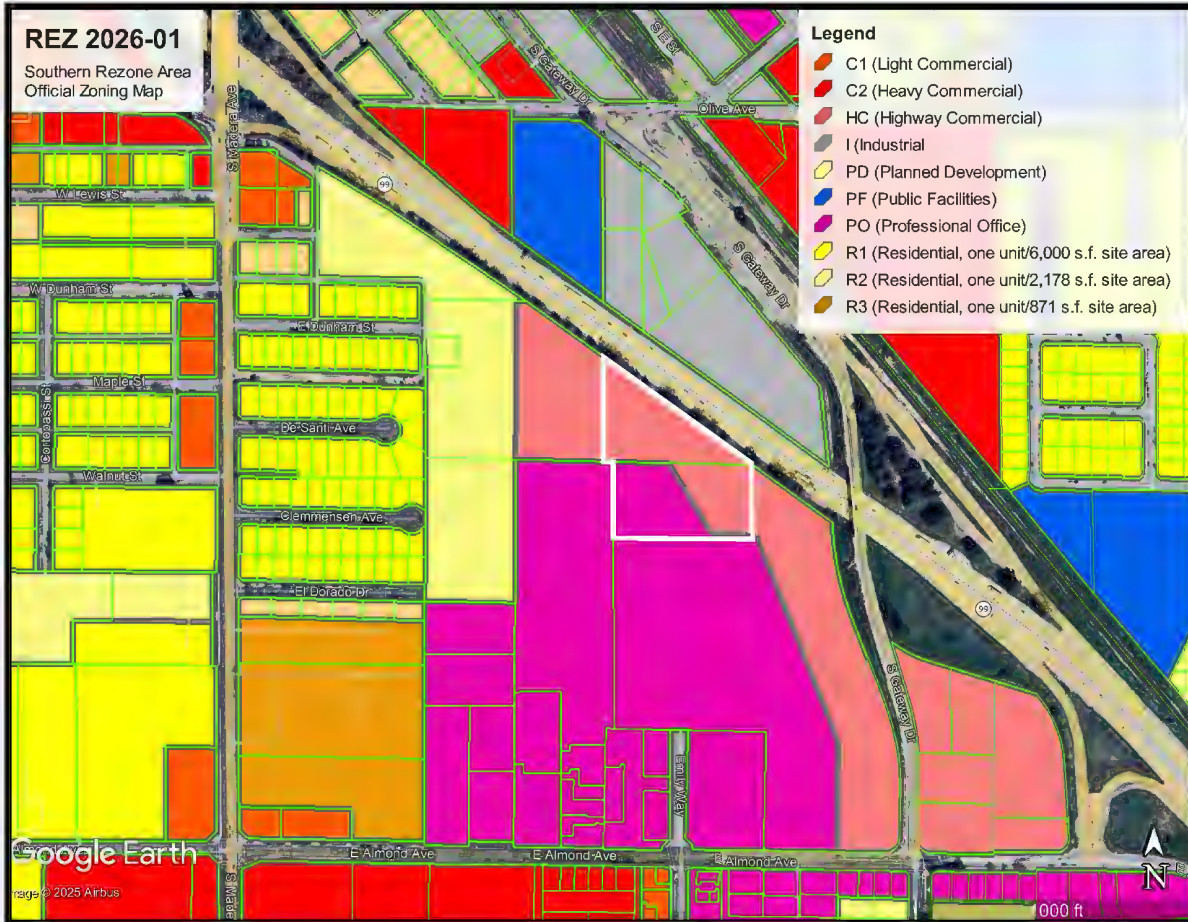
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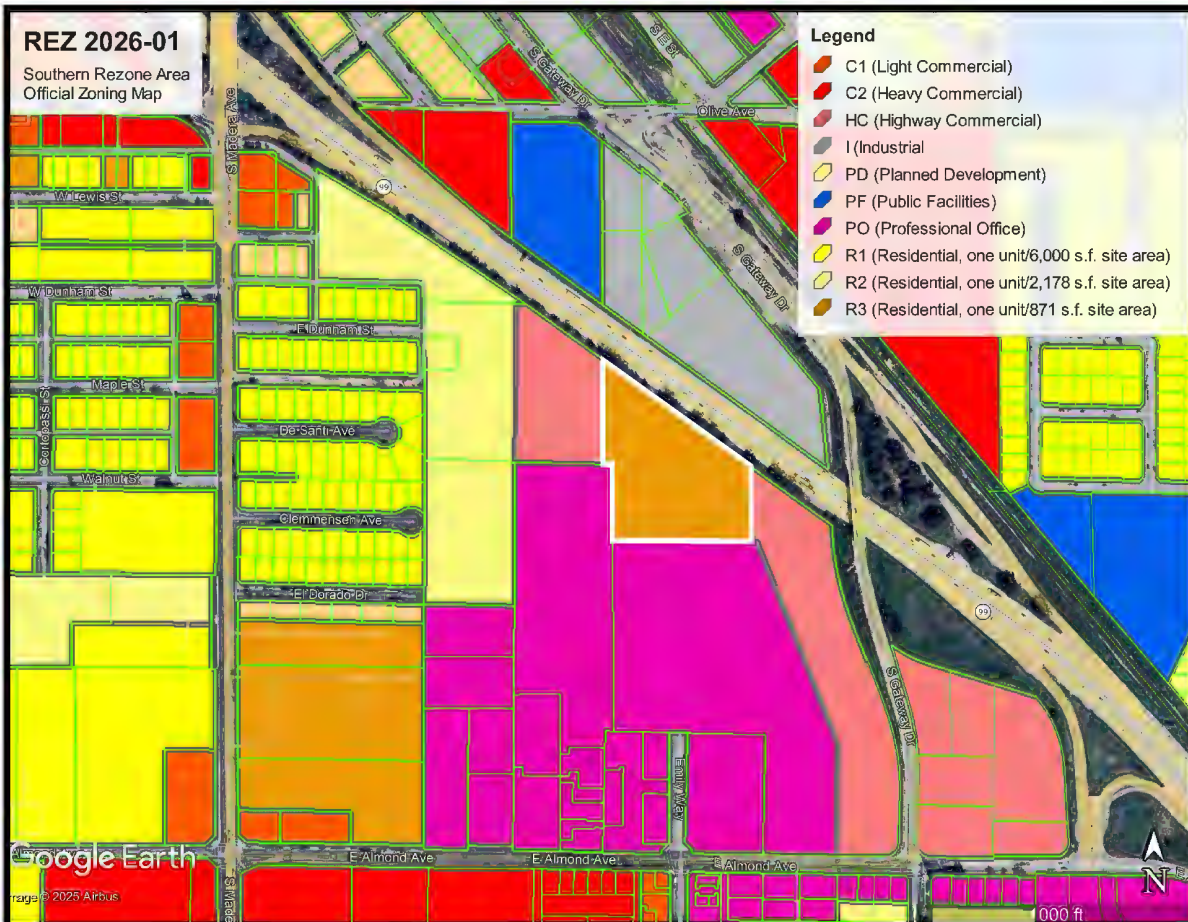
TO (PROPOSED):



FROM (EXISTING):



TO (PROPOSED):



ATTACHMENT 6

Planning Commission Resolution

Including:

Exhibit "A": GPA 2026-03 Land Use Maps

Exhibit "B": REZ 2026-01 Official Zoning Maps

RESOLUTION NO. 2053

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA
RECOMMENDING THE COUNCIL OF THE CITY OF MADERA DETERMINE
THE PROJECT IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION
21080.085 OF THE CALIFORNIA PUBLIC RESOURCES CODE AND
APPROVE GENERAL PLAN AMENDMENT (GPA) 2026-03 AND REZONE
(REZ) 2026-01 TO INCREASE DENSITIES AND IMPLEMENT THE
PROGRAMS, SCHEDULED ACTIONS, AND ZONE CHANGES AS DESCRIBED
IN THE CITY OF MADERA'S ADOPTED 2024-2032 6TH CYCLE HOUSING
ELEMENT UPDATE.**

WHEREAS, the General Plan Housing Element serves as the State-mandated housing plan for a local jurisdiction and must identify adequate sites, policies, and programs to facilitate housing production across all income levels; and

WHEREAS, the California Government Code § 65588 establishes a revision cycle requiring a housing element to be updated every eight years; and

WHEREAS, the City of Madera 6th Cycle Housing Element (Housing Element), adopted on February 2, 2026 (City Council Resolution 26-02), includes goals, policies and programs which aim to encourage the development of a variety of housing opportunities and provide adequate sites to meet the Regional Housing Needs Allocation (RHNA) during the planning period (2024-2032); and

WHEREAS, the Housing Element includes Program A-1, which states the City will rezone three areas of the City (Rezone Areas) to provide adequate zoning capacity and development opportunities to address Affirmatively Furthering Fair Housing (AFFH) goals and improve access for a diverse array of housing opportunities for all residents of Madera, including protected class and across all income levels, to fully accommodate its RHNA and housing need; and.

WHEREAS, the Rezone Areas are identified within the comprehensive inventory of vacant and non-vacant opportunity sites intended to accommodate the City's RHNA as illustrated in the Appendix A: Sites Inventory Map and the Appendix B: RHNA Sites Inventory to the Housing Element; and

WHEREAS, General Plan Amendment (GPA) No. 2026-03 proposes to amend the General Plan Land Use Map to change the planned land use designation to increase densities for the Rezone Areas to High Density Residential (15.1-50 dwelling units per acre) in accordance with Policy LU-32 and Table LU-A: General Plan/Zoning Consistency of the General Plan; and

WHEREAS, Rezone (REZ) No. 2026-01 proposes to amend the Official Zoning Map to rezone the Rezone Areas to the R3 (Residential, one unit for each 871 square feet of site area) zone district pursuant to Program A-1 of the Housing Element; and

WHEREAS, a preliminary environmental assessment was performed, and the Project was found to be exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Section 21080.085 of the California Public Resources Code; and

WHEREAS, pursuant the California Government Code, the Planning Commission shall make a written recommendation (Resolution) on the adoption or amendment of a general plan and send its recommendation to the legislative body; and

WHEREAS, pursuant to City Municipal Code, a public hearing (for General Plan and Zoning Map amendments) shall be held before the Planning Commission of the City of Madera (Commission) and after the conclusion of the public hearing, the Commission shall render a report and recommendation to the Council, prior to the Council adopting the amendment or any part thereof; and

WHEREAS, the City provided notice of the Planning Commission hearing as required by law for the hearing of May 12, 2026; and

WHEREAS, the Planning Commission received and independently reviewed GPA 2026-03, REZ 2026-01 at the duly noticed meeting on May 12, 2026; and

WHEREAS, at the May 12, 2026 public hearing, 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 all the items before it, the Planning Commission now desires to adopt this Resolution recommending the Council determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 21080.085 of the California Public Resources Code and approve General Plan Amendment (GPA) 2026-03 and Rezone (REZ) 2026-01 to increase densities and implement the programs, scheduled actions, and zone changes as described in the City of Madera’s adopted 2024-2032 6th Cycle Housing Element Update.

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: The Planning Commission recommends the City Council determine General Plan Amendment (GPA) 2026-03 and Rezone (REZ) 2026-01 are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 21080.085 of the California Public Resources Code because CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code. General Plan Amendment (GPA) 2026-03 and Rezone (REZ) 2026-01 implement the schedule of actions identified in Program A-1 of the City of Madera 2024-2032 Housing Element as required by State law.
3. Recommendation to City Council to Approve GPA 2026-03: Based on the evidence in the record, the Planning Commission recommends the Council approve GPA

2026-03 to amend the General Plan Land Use Map to change the planned land use designation for the Rezone Areas to High Density Residential (15.1-50 dwelling units per acre) as shown in Exhibit "A" attached hereto.

- 4. Recommendation to City Council to Approve REZ 2026-01: Based on the evidence in the record, the Planning Commission finds and determines that rezoning of the Rezone Areas to the R-3 (Residential, one unit for each 871 square feet of site area) pursuant to REZ 2026-01, is consistent with the proposed High Density Residential land use designation proposed for the Rezone Areas in accordance with Policy LU-32 and Table LU-A: General Plan/Zoning Consistency Matrix of the Madera General Plan. Therefore, based on evidence in the record, the Planning Commission recommends that the City Council approve REZ 2026-01 as shown in Exhibit "B" attached hereto.

- 5. Effective Date: This resolution is effective immediately.

* * * * *

Passed and recommended to City Council for adopting by the Planning Commission of the City of Madera this 12th day of May 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Robert Gran Jr.
Planning Commission Chairperson

Attest:

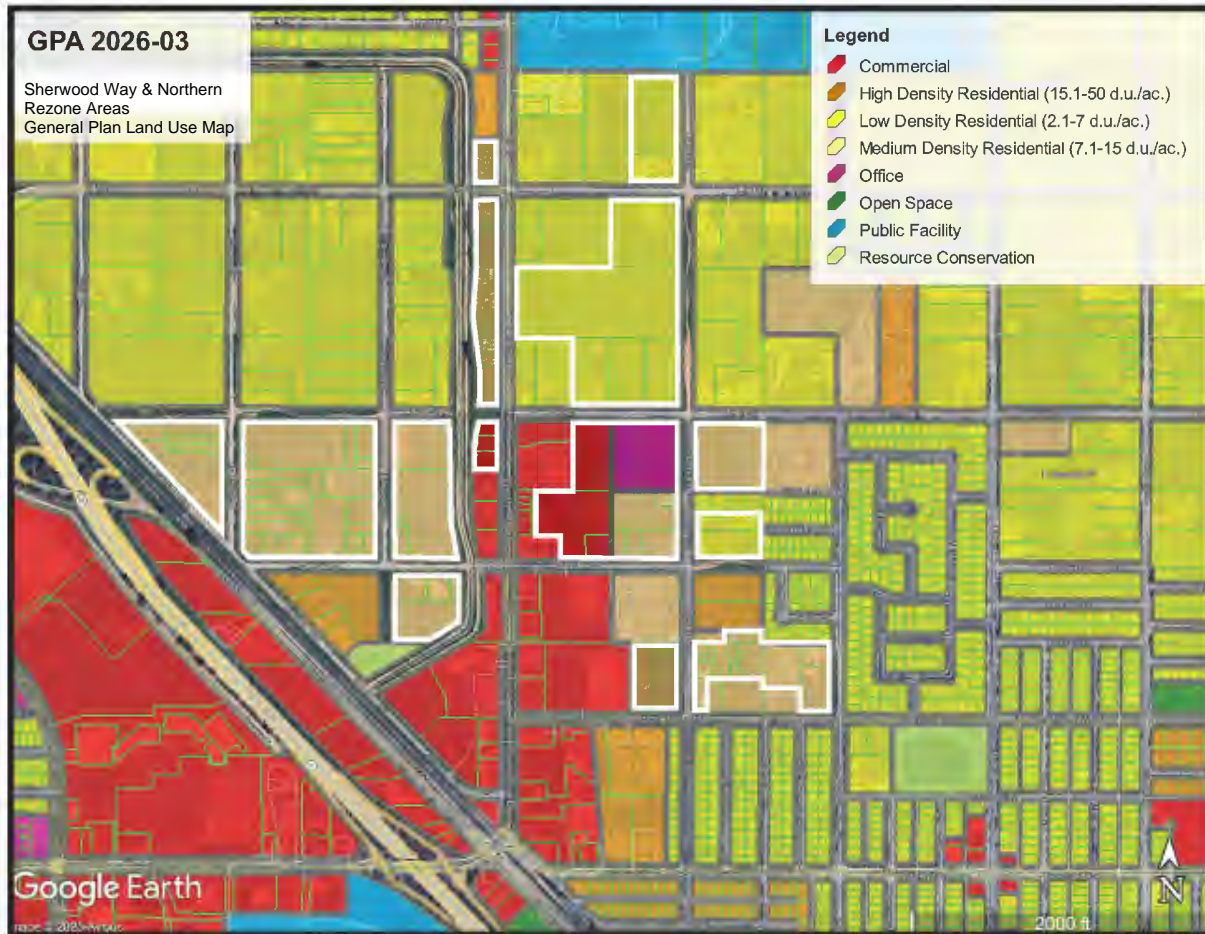
David Brletic
Planning Manager

Exhibit "A": GPA 2026-03 Land Use Maps
Exhibit "B": REZ 2026-01 Official Zoning Maps

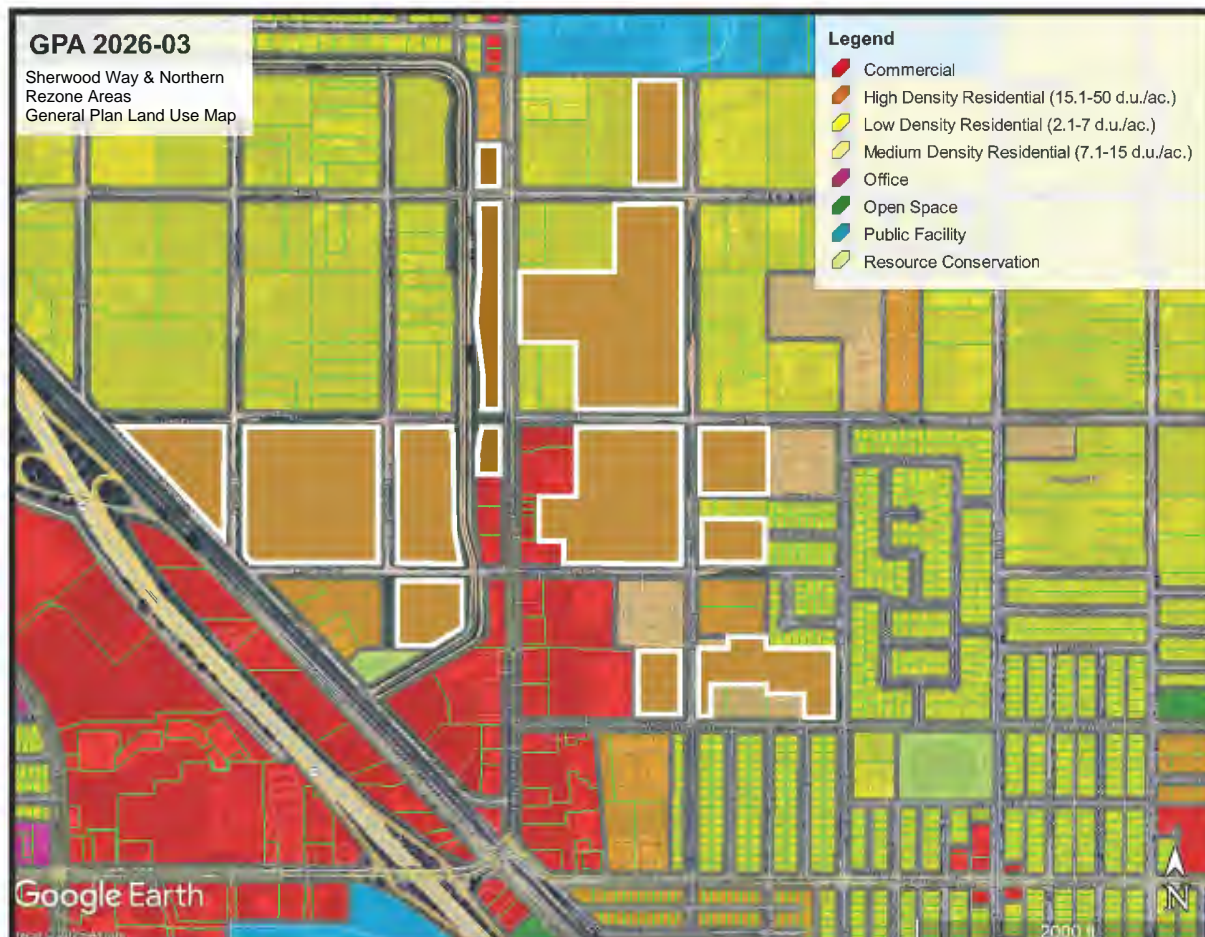
Exhibit "A"

GPA 2026-03 Land Use Maps

FROM (EXISTING):



TO (PROPOSED):



FROM (EXISTING):



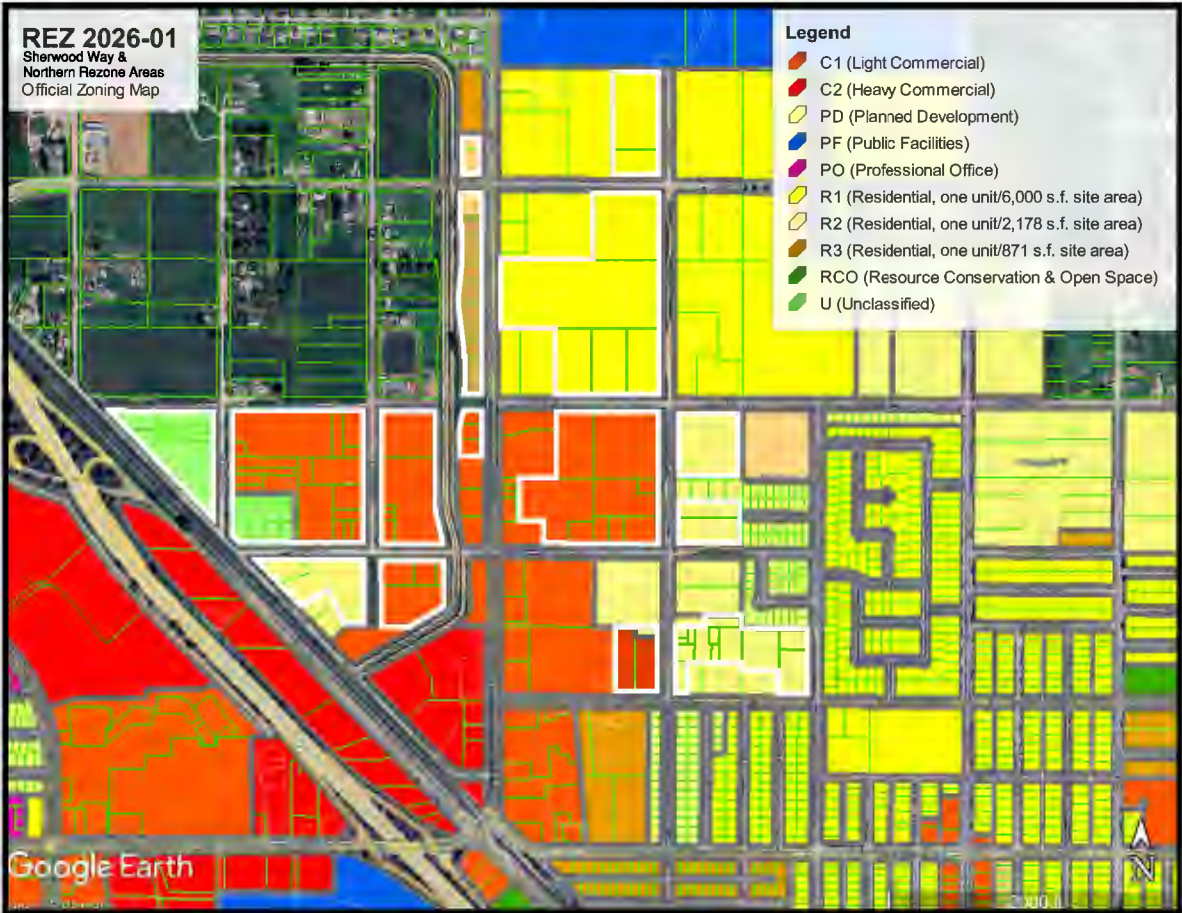
TO (PROPOSED):



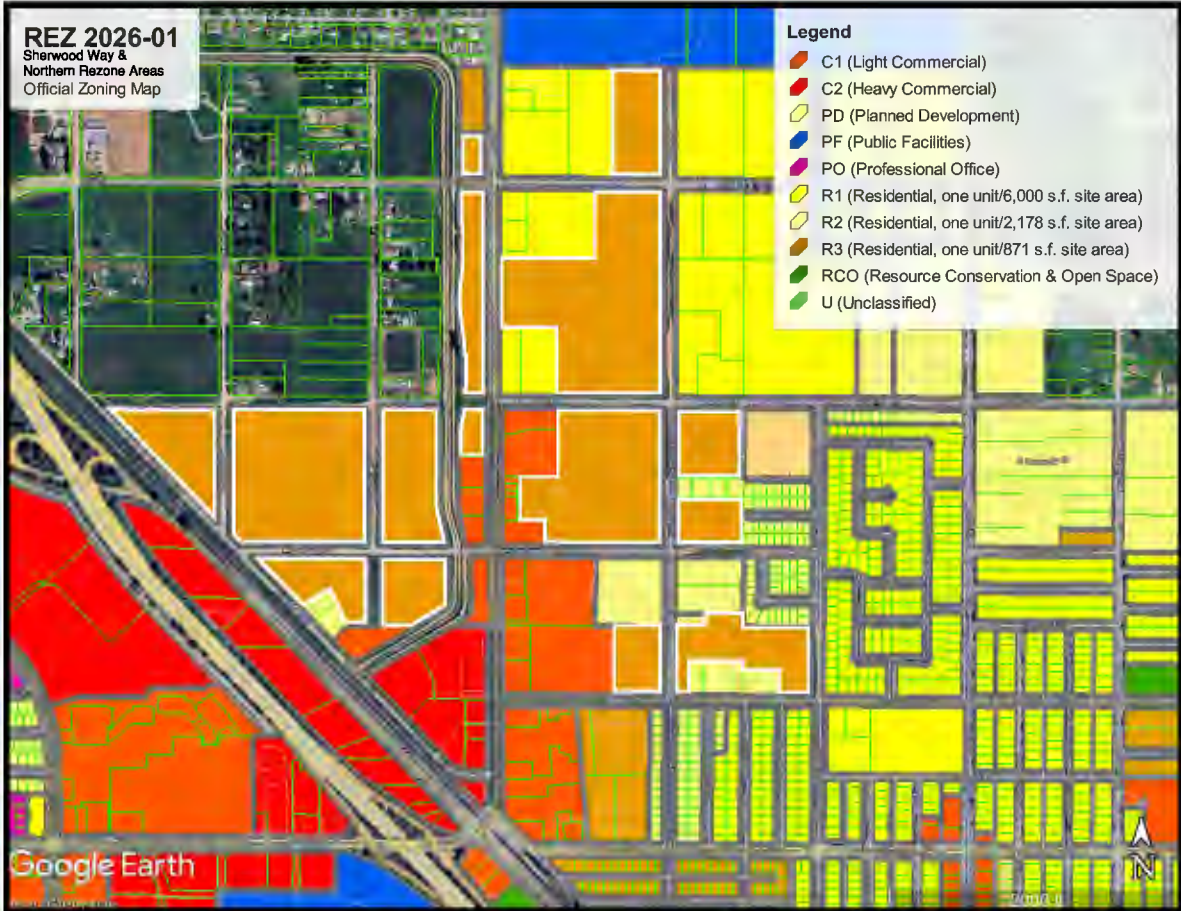
Exhibit "B"

REZ 2026-01 Official Zoning Maps

FROM (EXISTING):



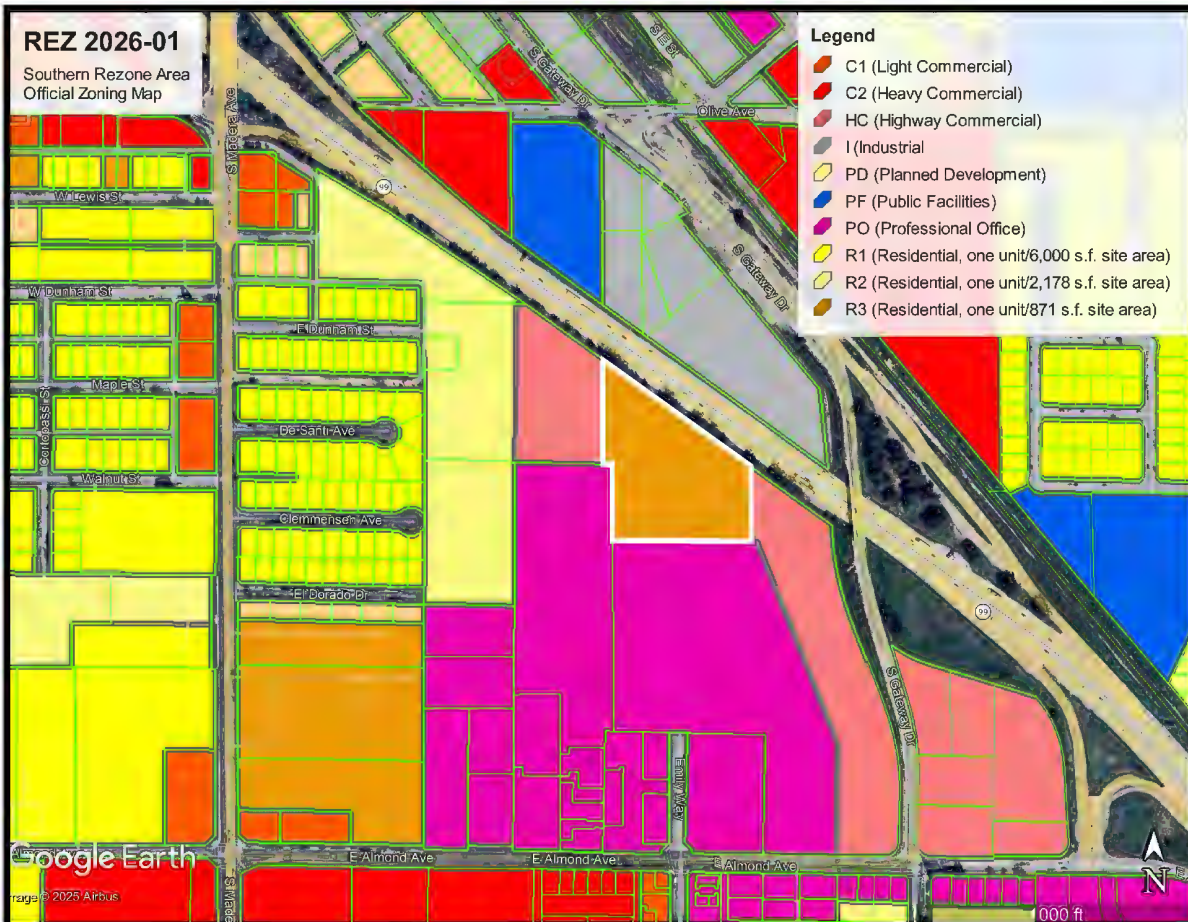
TO (PROPOSED):

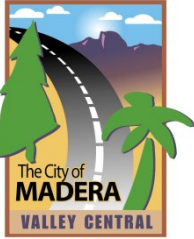


FROM (EXISTING):



TO (PROPOSED):





REPORT TO THE PLANNING COMMISSION

Prepared by: David Brletic

Meeting of: May 12, 2026

Agenda Item: 5

SUBJECT

Initiation of Ordinance Text Amendment (OTA) 2026-02 to the Zoning Regulations of the City Municipal Code to amend the CMC to add or modify provisions relating to Massage Therapy operations.

RECOMMENDATION

1. Adopt a Resolution of Intention of the Planning Commission of the City of Madera to initiate procedure to amend Title X, Chapter 3 of the City Municipal Code (CMC) pertaining to addition or modification of provisions relating to Massage Therapy operations.

SUMMARY:

Pursuant to Section 10-3.1501 of the CMC, an amendment to the Zoning Regulations contained in Title X, Chapter 3, may be initiated by resolution of intention of the Planning Commission. Staff presents the proposed Resolution of Intention to the Commission with a recommendation for adoption to initiate the procedure for OTA 2026-02 pertaining to addition or modification of provisions relating to Massage Therapy operations.

BACKGROUND:

The Planning Commission has approved several Conditional Use Permits for Massage Therapy businesses in the City of Madera. The Planning Commission has expressed interest in development of standard conditions of approval for Conditional Use Permits for Massage Therapy operations. At their meeting on November 4, 2025, the Planning Commission requested a workshop on Massage Therapy regulations. Staff presented a workshop on February 10, 2026. The planning received information regarding regulation of Massage Therapy operations in other communities. No specific direction was given by the Planning Commission immediately following the February 10, 2026, workshop. At the April 21, 2026, Planning Commission meeting during the Commissioner Reports section of the meeting, the Planning Commission directed staff to bring forward for consideration by the Planning Commission, initiation of addition or modification of provisions relating to Massage Therapy operations.

Commission adoption of a Resolution of Intention to Initiate the Procedure to Amend Title X, Chapter 3 of the Municipal Code relating to the addition or modification of provisions relating to Massage Therapy operations.

In accordance with the Provisions of Section 10-3.1500 et seq. of the Municipal Code, and following adoption of a Resolution of Intention to Initiate Procedure to Amend the Zoning Regulations, staff will:

- Prepare proposed amendments to the Zoning Regulations in the form of a draft ordinance;
- Present said draft ordinance to the Planning Commission for consideration at a public hearing; and
- Present said draft ordinance, along with any findings and/or recommendations of the Commission, to the City Council at a noticed public hearing to consider the proposed ordinance for adoption in order to amend the Zoning Regulations accordingly.

ALTERNATIVES:

Should the Commission not take action to adopt a Resolution of Intention to Initiate Procedure to Amend Zoning Regulations in accordance with the Provisions of Section 10-3.1500 et seq. of the City Municipal Code, staff will be unable to proceed with consideration or processing of a text amendment to Title X, Chapter 3 of the City Municipal Code as described herein. No changes to the Zoning Regulations would result.

ATTACHMENTS:

1. Resolution of Intention of the Planning Commission of the City of Madera

ATTACHMENT 1

Resolution of Intention of the Planning Commission
of the City of Madera

RESOLUTION NO. 2054

**RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF THE
CITY OF MADERA TO INITIATE PROCEDURE TO AMEND TITLE X,
CHAPTER 3 OF THE CITY MUNICIPAL CODE (CMC) RELATING TO
ADDITION OR MODIFICATION OF PROVISIONS RELATING TO MASSAGE
THERAPY OPERATIONS.**

WHEREAS, the City of Madera Planning Commission (Commission), during their meeting of November 4, 2025, directed staff to bring forward a workshop on Massage Therapy operations; and

WHEREAS, the Commission, during their meeting of February 10, 2026, received a workshop presented by staff regarding regulation of Massage Therapy operations in other communities; and

WHEREAS, the Commission, during the Commissioner Reports section of their meeting of April 21, 2026, to bring forward for Commission consideration initiation of addition or modification of provisions relating to Massage Therapy operations; and

WHEREAS, Section 10-3.1500 et seq. of the CMC contain provisions for amending or changing the Zoning Regulations contained in Title X, Chapter 3 of the CMC whenever the public necessity, convenience, general welfare, or good zoning practices require; and

WHEREAS, City staff is requesting an Initiation of Procedure to amend the text of the Zoning Regulations in accordance with direction provided by Planning Commission; and

WHEREAS, pursuant to Madera Municipal Code Section 10-3.1502(B), initiation of amendments to the Zoning Regulations in Title X, Chapter 3, may be made by the Commission by resolution of intention; and

WHEREAS, the Planning Commission now desires to adopt this Resolution of Intention to initiate procedure to amend the Zoning Regulations.

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

1. The recitals listed above are true and correct.
2. The Commission hereby initiates a zoning text amendment (“ordinance”) to the City Municipal Code to relating to the timeframes for expiration of Planning entitlements, specifically addition of modification of provisions relating to Massage Therapy operations.
3. The Resolution is effective immediately upon adoption.

Passed and adopted by the Planning Commission of the City of Madera this 12th day of May 2026,
by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Robert Gran Jr.
Planning Commission Chairperson

Attest:

David Brletic
Planning Manager