



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, July 14, 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: 88461105584# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/88461105584>. 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 2025-01 & SPR 2025-04 – Food Trucks

Subject: Consideration of an application for a Conditional Use Permit (CUP 2025-01) and Site Plan Review (SPR 2025-04) to authorize 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 Avenue and South Lake Street at 600 East Yosemite Avenue (APN: 007-173-019). The project site is planned for Commercial use by the City of Madera General Plan and is zoned C1 (Light Commercial).

Recommendation:

Conduct a public hearing and adopt:

- a. A resolution of Categorical Exemption from the California Environmental Quality Act (CEQA) for the project pursuant to CEQA Guidelines Section 15332/Class 32 (In-fill Development Projects), and approving Conditional Use Permit 2025-01 and Site Plan Review 2025-04, subject to the findings and conditions of approval.

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

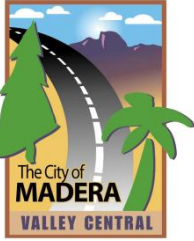
-
- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the Planning 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:

Robert Smith, Senior Planner

Meeting of: July 14, 2026

Agenda Number: 1

SUBJECT:

Conditional Use Permit (CUP) 2025-01 and Site Plan Review (SPR) 2025-04 for East Yosemite food trucks.

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 Section 15332/Class 32 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit (CUP) 2025-01 and Site Plan Review (SPR) 2025-04, subject to the findings and conditions of approval.

SUMMARY:

Rideau Ventures LLC. (applicant), has filed applications for a Conditional Use Permit (CUP) 2025-01 and Site Plan Review (SPR) 2025-04 for ±0.21 acres of property located at the northeast corner of the intersection of East Yosemite Avenue and South Lake Street –formerly Sno White Drive-In (APN: 007-173-019) (the “project site”).

The project site is previously developed, now vacant and utilized as incidental parking. The land use designation is Commercial (C) for the Madera General Plan and zoned C1 (Light Commercial) by the City of Madera Zoning Ordinance. The site has been operating a limited temporary use with food trucks which ceased operations in May 2026 (TUP 2023-17).

CUP 2025-01 and SPR 2025-04 is requesting authorization to permit mobile food preparation units (food trucks and tents) to be located on the private property on a semi-permanent basis; defined by the City Municipal Code (CMC) as, the selling, giving away, displaying or offering for sale any product or service from any location for a period of time in excess of 30 minutes without first securing a use permit for such activity (City Municipal Code § 10-3.416(D)). The implementation of this use will be in one phase with all site improvements fully complete

including Caltrans street improvements on Yosemite Avenue prior to operation of the use. Site improvements will include permanent restroom facilities at the site.

An overview of the proposed project is provided in Table 1 below.

Table 1: Project Overview	
<i>Project Number:</i>	CUP 2025-01 and SPR 2025-04
<i>Applicant:</i>	Rideau Ventures, LLC.
<i>Property Owner:</i>	Paul A Collins.
<i>Location:</i>	600 East Yosemite Avenue Northeast corner of South Lake Street and East Yosemite Avenue (APN: 007-173-019)
<i>Project Area:</i>	The project site is ±0.21 acres in area.
<i>Planned Land Use:</i>	Commercial
<i>Zoning District:</i>	C1 (Light Commercial)
<i>Site Characteristics:</i>	The project site is vacant and clear.

BACKGROUND:

The site of the former Ice cream drive in, present for a number of years. More recently, the building on the site has been demolished and the site cleared to create a vacant flat lot. The proposed site is suitable to accommodate the operation of mobile food preparation units given it’s central location and surrounding commercial uses, subject to the conditions of approval.

ANALYSIS:

CMC § 10-3.416(E) includes requirements and standards that shall apply only to mobile food preparation units, catering trucks and lunch wagons seeking to apply for a conditional use permit to operate on private property on a semi-permanent basis. The food trucks will be the primary land use and are proposed to function without infringement on the site access, circulation and parking requirements.

All mobile food preparation units will be required to obtain a business license with the City. Hours of operation are proposed as seven days a week with condition of approval to limit operational hours from 6:30 a.m. until 10:30 p.m. CMC § 10-3.416(E)(9) provides that operations on private property shall be limited to daylight hours only, except as otherwise allowed by approved use permit.

The project, will utilize four (4) food trucks, four (4) food tents, a covered seating area and up to thirteen (13) picnic benches. A minimum of twelve (12) on-site parking spaces shall be provided in conjunction with the location pursuant to CMC §10-3.416(E)(7).

Where outdoor retail sales are proposed, there is a need for restrooms to be available to patrons. The applicant will be required to propose permanent restroom facilities connected to the main City sewer line. This requirement is secured by Condition of Approval with improvements

required to be constructed and complete within 6 months of determination of this application by Planning Commission.

With all new uses and development site landscaping improvements are required to be installed. Landscaping will be required on the site periphery and interior landscaping. Landscaping is conditional to further details during the Building permit submission.

Refuse will be handled by the property owner with distribution of removable trash receptacles that would be removed and replaced on a regular basis. The operation and maintenance of the proposed trash receptacles on site would be the responsibility of the overall site operator.

Conditions of approval require the applicant to propose a lighting plan that meets the requirements of CMC 10.3.1206 to support a safe and functional environment. Freestanding overhead parking lot lighting, lighting on structures and/or pedestrian scaled lighting may be utilized with the intention to ensure sufficient lighting for safety and functionality will be provided. Lighting shall be dark sky compliant fixtures with the use of exposed bulbs not allowed.

Site and Surrounding Land Uses:

Commercial uses surround the site to the north, south, east and west the site is located on one of the main commercial corridors within the City. State Route 99 is within 1 mile of the project site.

The Madera General Plan Land Use Map designates the project site for commercial land uses. All surrounding properties to the north, south, east and west are planned and zoned for commercial uses. The surrounding area has existing urban development consisting of commercial, public uses, and residential uses beyond.

Table 2 below summarizes the existing development/uses, and the General Plan land use designations and zoning districts surrounding the proposed project site.

Table 2: Bordering Site Information			
<i>Direction</i>	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zone District</i>
<i>North</i>	Commercial	Commercial	C1
<i>East</i>	Commercial	Commercial	C1
<i>South</i>	Commercial	Commercial	C1
<i>West</i>	Commercial	Commercial	C1

Compatibility with Surrounding Uses:

The applicant proposes to operate the mobile food units on private commercial property, through a Conditional Use Permit within the C1 (Light Commercial) zone district. The proposed

use is not intensive and would be considered compatible with adjacent commercial uses in the C1 (Light Commercial) zone district. The proposed use will contribute to the commercial viability of the area and surroundings.

The proposed use is not considered to be of a sensitive nature, the introduction of which would generally obstruct or adversely impact the ability and/or the viability to conduct commercial operations for which planned and zoned commercial areas are intended. The surrounding area is primarily planned and zoned for light commercial use. Typical light commercial operations should be expected to occur and should not be deemed to constitute a nuisance due to the introduction of the subject use on the project site. Acceptance of the conditions of approval includes the acknowledgement that the property owner as well as the owners and employees of business conducting operations on the project site should be prepared to manage the site in an appropriate way including trash, vehicle and infrastructure maintenance in addition to keeping the site in a clean and sanitary manner as part of these commercial activities.

The project is consistent and compatible with the other existing uses in the surrounding area. Conditions placed on the project will ensure that the development and operation will not have a substantial adverse impact on the surrounding uses and will function without infringement on access, circulation and/or parking requirements for the project site or surrounding properties.

ENVIRONMENTAL REVIEW:

The proposed project has been reviewed for compliance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. Pursuant to the CEQA a preliminary environmental assessment determined that the project is Categorically Exempt pursuant to the provisions of Section 15332/Class 32 (In-fill Development Projects) of the State of California Environmental Quality Act (CEQA) Guidelines. 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.

COMMISSION ACTION:

The Commission will be acting on CUP 2025-01 and SPR 2025-04. Staff recommends that the Commission:

Adopt a Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Section 15332/Class 32 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit (CUP) 2025-01 and Site Plan Review (SPR) 2025-04, 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).

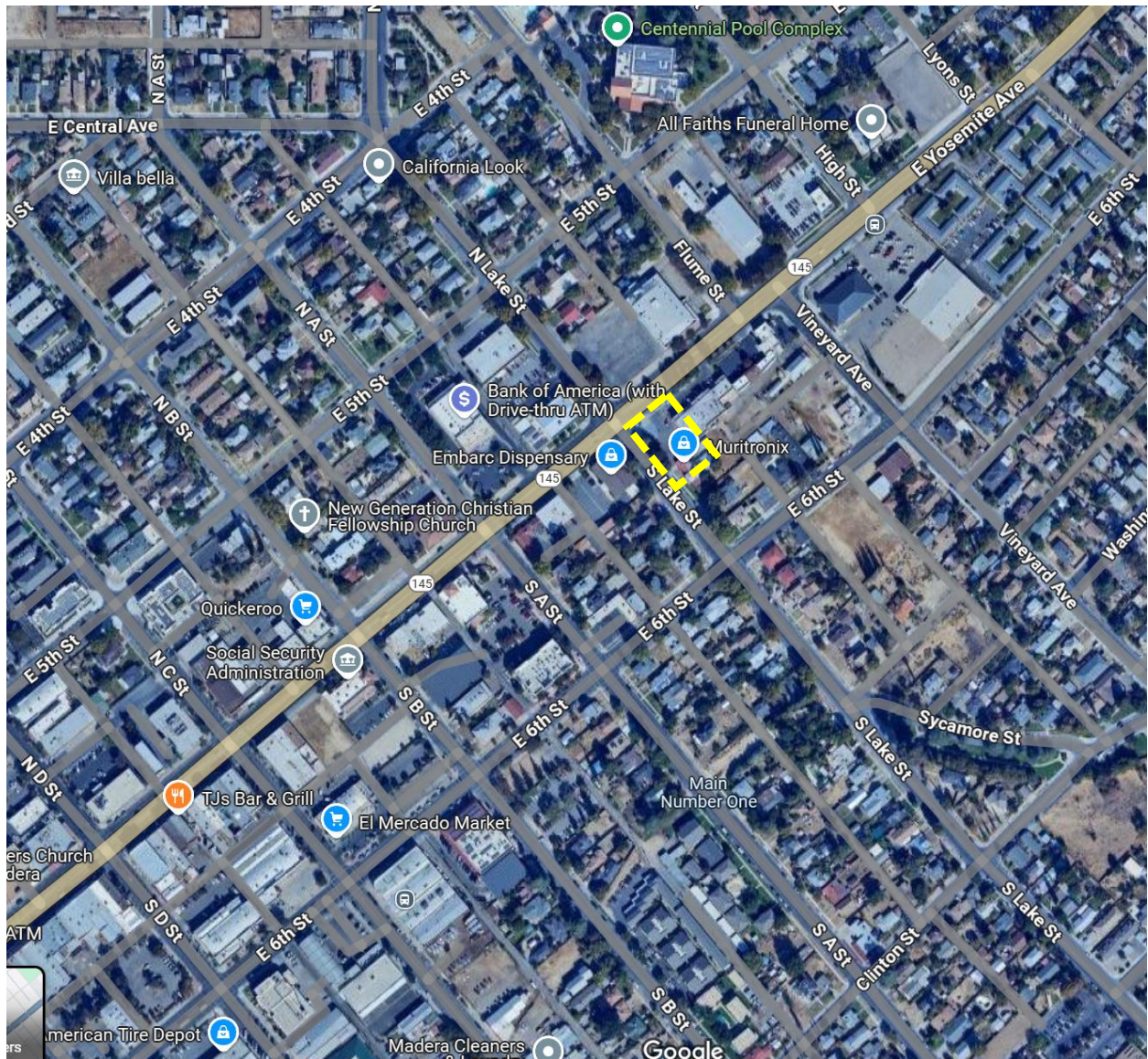
2. Move to deny one more request based on specified findings: (Commission to articulate reasons for denial).
3. Provide staff with other alternative directives.

ATTACHMENTS:

1. Aerial View
2. General Plan Land Use Map
3. City of Madera Zoning Map
4. Site Plan
5. Planning Commission Resolution
 - Exhibit "A": Conditions of Approval
 - Exhibit "B": Site Plan

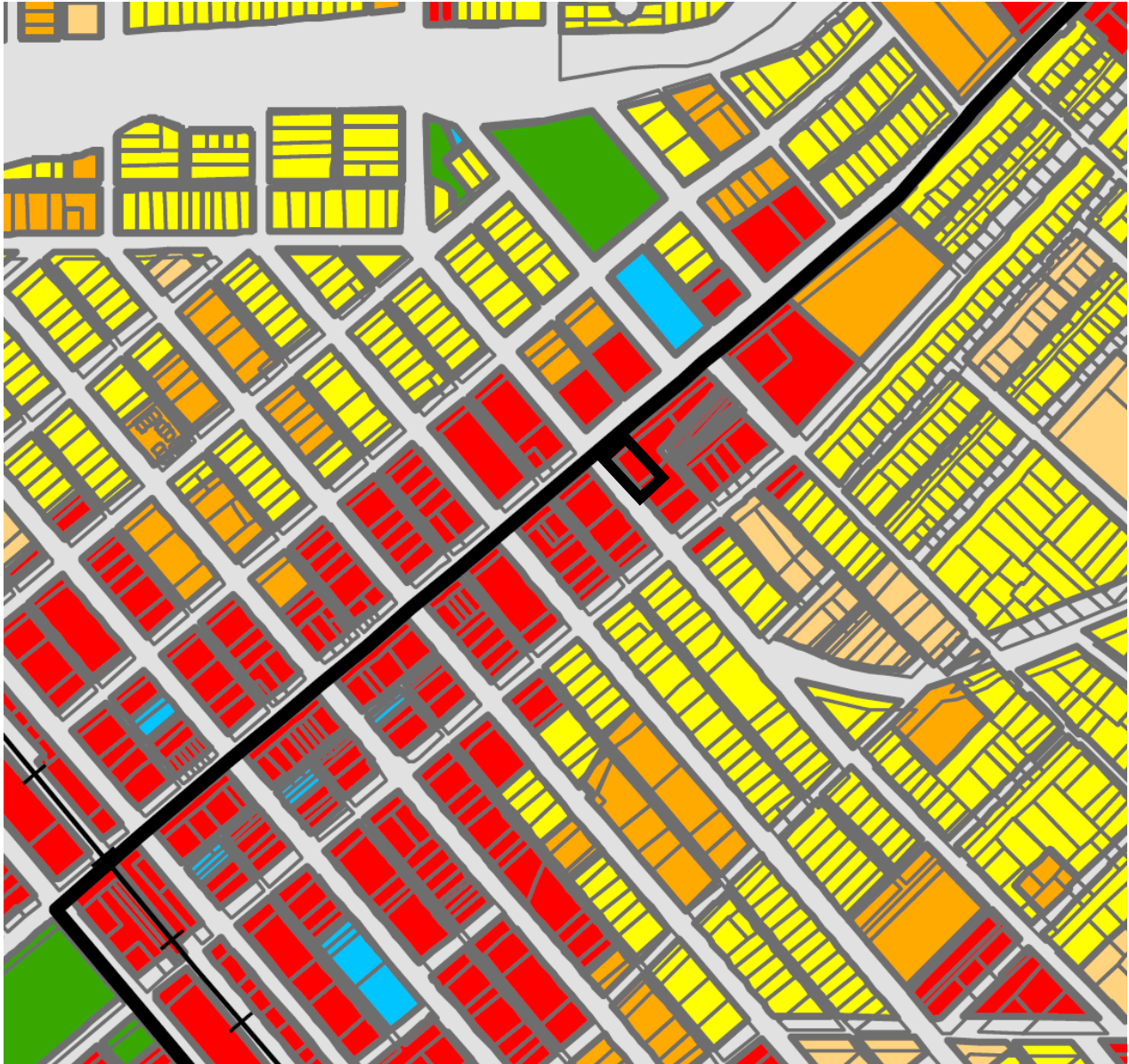
ATTACHMENT 1

Aerial View



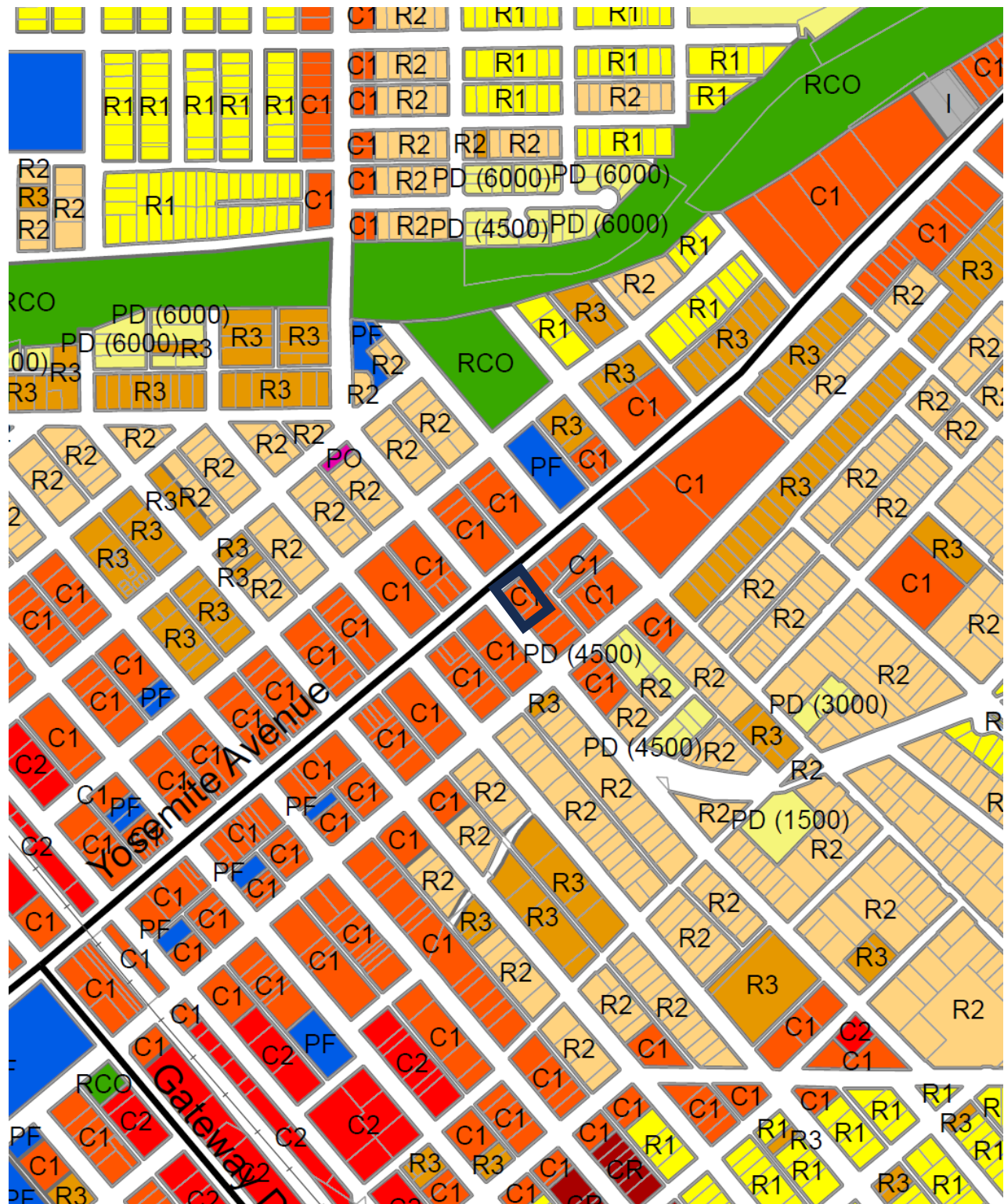
ATTACHMENT 2

City of Madera General Plan Land Use Map



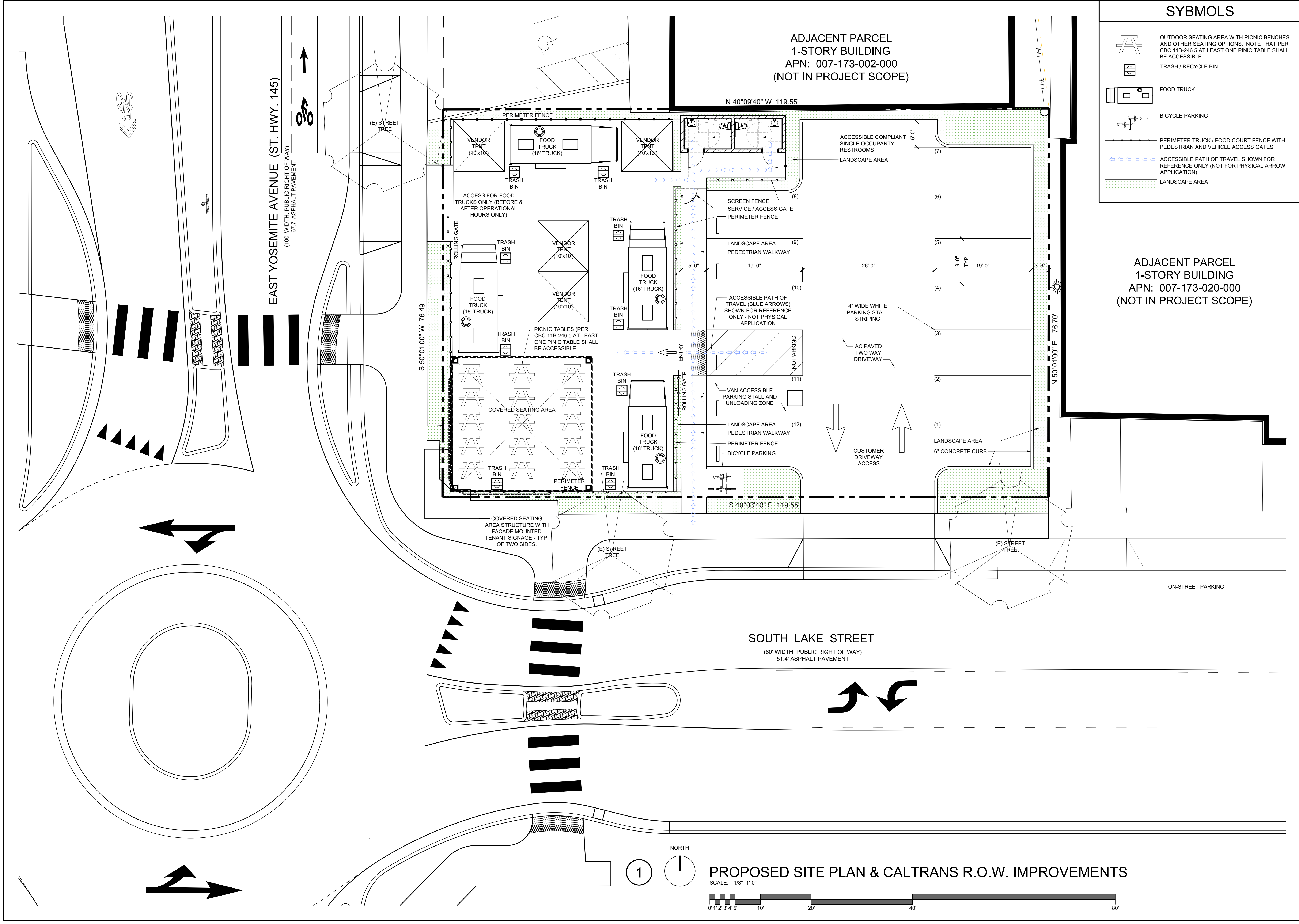
ATTACHMENT 3

City of Madera Zoning Map



ATTACHMENT 4

Site Plan



ADJACENT PARCEL
1-STORY BUILDING
APN: 007-173-002-000
(NOT IN PROJECT SCOPE)

SYMBOLS	
	OUTDOOR SEATING AREA WITH PICNIC BENCHES AND OTHER SEATING OPTIONS. NOTE THAT PER CBC 11B-246.5 AT LEAST ONE PINIC TABLE SHALL BE ACCESSIBLE
	TRASH / RECYCLE BIN
	FOOD TRUCK
	BICYCLE PARKING
	PERIMETER TRUCK / FOOD COURT FENCE WITH PEDESTRIAN AND VEHICLE ACCESS GATES
	ACCESSIBLE PATH OF TRAVEL SHOWN FOR REFERENCE ONLY (NOT FOR PHYSICAL ARROW APPLICATION)
	LANDSCAPE AREA

ADJACENT PARCEL
1-STORY BUILDING
APN: 007-173-020-000
(NOT IN PROJECT SCOPE)

MN CONSULTING

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF DESIGN TEAM. THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH DESIGN TEAM, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.

SET ISSUED:
07-06-2026 USE PERMIT SUBMITTAL

**MADERA FOOD TRUCK PARK
USE PERMIT**

600 E YOSEMITE AVENUE
MADERA, CALIFORNIA 93638
A.P.N. NO.: 007-173-019

JOB NO.:
2022-21

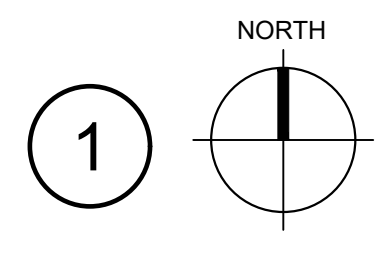
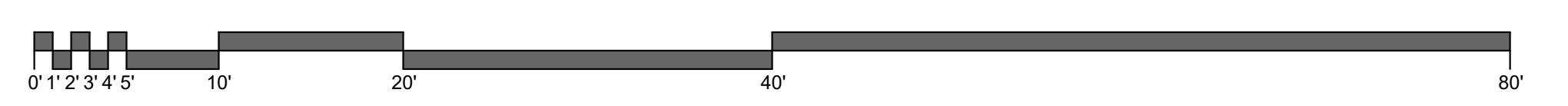
SHEET NAME:
PROPOSED SITE PLAN

SHEET NO.:

A100

FILE NAME:

PROPOSED SITE PLAN & CALTRANS R.O.W. IMPROVEMENTS



ATTACHMENT 5

Planning Commission Resolution

Including:

Exhibit "A": Conditions of Approval

Exhibit "B": Site Plan

RESOLUTION NO. 2058

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA
DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO
SECTION 15332/CLASS 32 (INFILL DEVELOPMENT) OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING
CONDITIONAL USE PERMIT (CUP) 2025-01 AND
SITE PLAN REVIEW (SPR) 2025-04**

WHEREAS, Rideau Ventures LLC. (“Applicant”), submitted an application for Conditional Use Permit (CUP 2025-01) and Site Plan Review (SPR 2025-04), “the Project,” pertaining to ±0.21 acres of developed property generally located on the northeast corner of the intersection of South Lake Street and East Yosemite Avenue (APN: 007-173-019), Madera, CA (the “Project Site”); and

WHEREAS, the project site is designated for 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 2025-01 and SPR 2025-04 was filed to request authorization to allow the operation of mobile food preparation on private commercial property; and

WHEREAS, operations proposed in accordance with CUP 2025-01 have been determined to be able to occur on the site in a manner compliant with CMC § 10-3.416(E) and which is not detrimental to the welfare and well-being of the surrounding uses and the City at large; and

WHEREAS, a preliminary environmental assessment was performed and the proposed project was found to be Categorically Exempt pursuant to the provisions of Section 15332/Class 32 (Infill Development) 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 2025-01 and SPR 2025-04 at a duly noticed meeting on July 14, 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 2025-01 and SPR 2025-04 approving the operation of a mobile food preparation use on private commercial property.

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 15332/Class 32 (Infill Development) of the State CEQA Guidelines because the project is limited to the placement and operation of mobile food preparation unit on private commercial property in the C1 (Light Commercial) zone district as a primary 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 there are no unusual circumstances.
3. Findings to Approve CUP 2025-01: 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 use 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.

CUP 2025-01 was filed to request authorization to allow the operation of a food preparation unit on private commercial property (as other which in the opinion of the Commission are of a similar nature) to be established on the site in accordance with the provisions of City Municipal Code (CMC) § 10-3.416(E).

As conditioned, development of the site is consistent with 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 mobile food preparation on private commercial property is not intensive and would be considered compatible with surrounding commercial uses in the C1 (Light Commercial) zone district. For this reason, the proposed use of the project site will contribute to a viability of the site surrounding and adjacent commercial planned and zoned lands.

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. The choice to conduct business on the site is a voluntary act and approval of the use permit is for the benefit of the applicant. The surrounding area is primarily planned and zoned for commercial use. Typical commercial operations should be expected to occur and should not be deemed to constitute a nuisance due to the introduction of the subject uses on the project site. Acceptance of the conditions of approval includes the acknowledgement that the property owner as well as the owners and employees of business conducting operations thereon should be prepared to accept the inconveniences and discomfort with normal commercial activities.

As conditioned, the use will be compatible with the surrounding land uses and the established codes, standards and policies relating to traffic safety, street improvements and environmental quality.

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 mobile food preparation on the project site 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 2025-04: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of SPR 2025-04, 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.

Basis for Finding: The property is zoned C1 (Light Commercial), which is consistent with the existing General Plan land use designation of Commercial. As conditioned, the project is consistent with the requirements and standards of

CMC § 10-3.416(E), applicable 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.*

Basis for Finding: 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.*

Basis for Finding: Site Plan Review 2024-04 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 use to be located on a vacant 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.*

Basis for Finding: Site Plan Review 2025-04 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.

All established legal policies relating to traffic, street improvements, and environmental quality will be satisfied.

5. Approval of CUP 2025-01 and SPR 2025-04: Given that all findings can be made, the Planning Commission hereby approves CUP 2025-01 and SPR 2025-04 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 14th day of July 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 2025-01 and SPR 2025-04
Exhibit "B" : Site Plan

EXHIBIT "A"
CUP 2025-01 & SPR 2024-27
Mobile Food Preparation
CONDITIONS OF APPROVAL
July 14, 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.

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 2025-01 and SPR 2025-04 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 Conditions

1. 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) working days following action on CUP 2025-01 and SPR 2025-04.**
2. The applicant’s failure to utilize CUP 2025-01 within two years following the date of this approval shall render use permit(s) null and void unless a written request for an extension has been submitted to and approved by the Commission in accordance with the provisions of City Municipal Code (CMC) § 10-3.1311(A).
3. All site improvements shall be complete prior to the start of operation of CUP 2025-01. Prior to building permit issuance for the start of operation of CUP 2025-01, start of operation being the first day of sales from food trucks at the site, site improvements shall be fully implemented in accordance with the site plan and conditions of approval. Failure to implement site improvements shall render use permit(s) null and void and all uses shall be removed from the site.
4. CUP 2025-01 may be made null and void without any additional public notice or hearing at any time upon both the benefactors of use permit and owners of the property voluntarily submitting to the City a written request to permanently extinguish CUP 2025-01.
5. The project site and facilities shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by Staff to be in violation of the conditions, staff may schedule a public hearing before the Commission within 45 days of the violation to revoke the permits or modify the conditions of approval.
6. All plans submitted for on-site construction or building permits must incorporate and reflect all requirements outlined in the herein listed conditions of approval. Should the need for any deviations from these requirements arise, or for any future changes or additions not considered by the Planning Commission, they may be requested in writing for consideration of approval by the Planning Manager and/or City Engineer. The Planning Manager may determine that substantive changes require formal modification to the conditional use permit and/or site plan review by the Commission.
7. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or mandated by statutes.
8. It shall be the responsibility of the property owner to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to any building permit final issuance.

9. Approval of this conditional use permit and site plan review 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.

10. Current State of California and federal accessibility requirements shall apply to the entire site and all structures and parking thereon. Compliance shall be checked at the permit stage, shall be confirmed at final inspection, and shall apply to proposed and future development.
11. The project shall provide permanent restrooms at the site for use within operating hours.

Fire Department

12. Each mobile food preparation unit shall be equipped with a 2A10BC rated fire extinguisher in good operating condition and with a current inspection tag. Additionally, one, K-Class fire extinguisher is required that is compatible with the kitchen hood and duct extinguishing system.
13. Cooking equipment shall be properly protected and service for units shall be maintained as required. For permanent location, a kitchen and hood and duct extinguishing system shall be installed within the cooking equipment of the mobile coach.
14. Fire lanes shall be properly posted in accordance with the California Fire Code (CFC) and California Vehicle Code (CVC).

Building

15. A building permit is required for proposed site structures, including covered seating area .
16. The site must be upgraded to comply with accessibility requirements during the building permit stage.

Planning Department

17. Vandalism and graffiti shall be corrected per the MMC.
18. Donation bins are not permitted as part of this project and any reference on the plan shall be removed prior to building permit submission and no bins shall be placed on site.

19. The property owner, operator and/or manager shall keep the property clear of all trash, rubbish and debris at all times, and disposal of refuse shall be implemented at the end of each operational period or at the end of each day from the project site.
20. The property owner, operator and/or manager shall keep restrooms at the property regularly cleaned, maintained and emptied, and shall implement cleaning at regular intervals.
21. The property owner, operator and/or manager shall operate in a manner that does not generate noise, odor, blight or vibration that adversely affects any adjacent properties.
22. The property owner and/or benefactor of the use permit(s) shall comply with all federal, state and local laws. Material violations of any of those laws concerning the use(s) may be cause for revocation of said use permit(s).
23. All other proposed uses that are not permitted by right in the Light Commercial zone district shall be individually processed as separate Conditional Use Permit(s). Special events shall be subject to separate temporary use permits.
24. The proposal of any mural at the project site or adjoining properties shall be subject to review and approval of the Planning Manager and shall be installed consistent with any approval provided for the mural.

Mobile Food Preparation Unit

25. Use of the site shall be limited to mobile food preparation which 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 2025-01.
26. All vendors including the site operator shall obtain individual business licenses in accordance with the provisions of Title 6 of this Code prior to commencement of operations.
27. The hours of operation for the mobile food preparation unit shall be allowed from 6:30 a.m. until 10:30 p.m. seven days a week. No vehicles or mobile food preparation units (including tents) shall remain on the site, including within the parking area, outside the operational hours.
28. The location of the mobile food units shall be consistent with the location indicated on the submitted and approved plans. Any deviation from the approved location shall be reviewed and approved by all applicable departments, including Planning and Police.
29. The mobile food preparation unit shall not be allowed in the following areas:
 - a. In a marked parking space;
 - b. On any sidewalk or street adjacent to a curb;
 - c. At a location where a pedestrian passage will be reduced to less than six feet;
 - d. 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;
 - e. On any public right-of-way designated by the City Engineer or that represents a public peace, safety, health or welfare concern.
30. All mobile food operators (operator) to park at / use / operate from this location will still be required to meet the requirements of CalCode, including but not limited to:
 - a. Valid Health Permit to Operate issued by MCDEH for the current year visibly posted during all hours of operation

b. Maintain a valid Commissary Agreement with an approved commissary facility and visit their approved commissary not less than / at least once per operating day (more often when required) i. ii. iii. ONLY obtain potable water from the approved commissary (no hose hookups to onsite water sources) ONLY dispose of waste water via a sanitary sewer connection at the approved commissary (no liquid waste discharge to the ground / on-site) ONLY dispose of grease / other solid waste items at the approved commissary (no trash disposal on site) iv. ONLY store extra food / ingredients / utensils at the approved commissary

c. Functional independent power source that is sufficient to fully power all onboard equipment to be present daily with each operator unit, even if 'shore power' is available for use.

31. The mobile food units shall have affixed to them in plain view or available for immediate inspection a Madera City Business License, Health Certificate and any other permit required by this or any other applicable code.
32. The operator of the mobile food unit shall carry their operator's permit at all times while in the unit.
33. Refuse bins of at least one cubic foot shall be provided in or on the property for each food operator and shall be accessible by customers.
34. No shouts, calls, horns or other noise nor amplified sound shall be permitted.
35. No artificial lighting of any pushcart is permitted except as required by the California Vehicle Code.
36. The mobile food truck shall comply with all applicable regulations set forth in Articles 10 and 10.1 of Title 17 of the California Administrative Code.
37. No cooking or food preparation shall be done while the mobile food truck is in motion.
38. Waste water shall not be discharged from the mobile food truck except at an approved disposal site. Waste water shall not be discharged into landscape areas or into the storm drain.
39. Grease shall not be discharged from the mobile food truck except at an approved disposal site. Grease shall not be discharged into landscape areas or into the storm drain.
40. The mobile food truck shall clearly exhibit the name of the owner of the unit, business name, business address and business phone number of the person, firm, association, organization, company or corporation.
41. The operator of the mobile food unit and site operator shall be responsible for collection and proper disposal of all trash and debris accumulated by reason of their vending operation at the end of each operational period, or end of each operational day.
42. The following activities are prohibited as part of this use permit and operation of the site:
 - a. No live entertainment including music;
 - b. No consumption of alcohol;
 - c. No sales of alcohol.

Landscaping

43. The property owner shall maintain all landscaping in a healthy and well-manicured appearance to achieve and maintain the landscaping design that was approved by the city. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning

of trees and shrubs, mowing lawns consistent with industry standards, and replacing dead or unhealthy vegetation.

44. Landscape plans shall be implemented prior to the start of operation of the Use Permit.
 - a. Installation shall be in compliance with the State’s most current Model Water Efficiency Landscape Ordinance (MWELo).
 - b. The types and number of trees shall be planted on the property and type of plants and materials within the perimeter of the site.
 - c. Landscaping shall be fully installed and in good order prior to the start of operation and shall be maintained in perpetuity.
 - d. Landscape plans are to be signed by licensed landscape architect.

45. All perimeter fencing shall be submitted for review and approval of the Planning Manager prior to issuance of building permit. Fencing along streets and adjacent to neighboring open area shall be designed to a high quality with appropriate materials and visual appeal – materials shall be powder coated metal or materials of a similar quality.

Parking

46. The project site shall be striped with parking stalls in accordance with the approved site plan. All parking stalls shall be striped and available prior to commencement of operations of the mobile food units. Any deviation from the approved location of the parking stalls shall be reviewed and approved by the Planning Department.
47. All parking stalls shall comply with City Standard Off-Street Parking Requirements and all surfaces shall not be loose material.

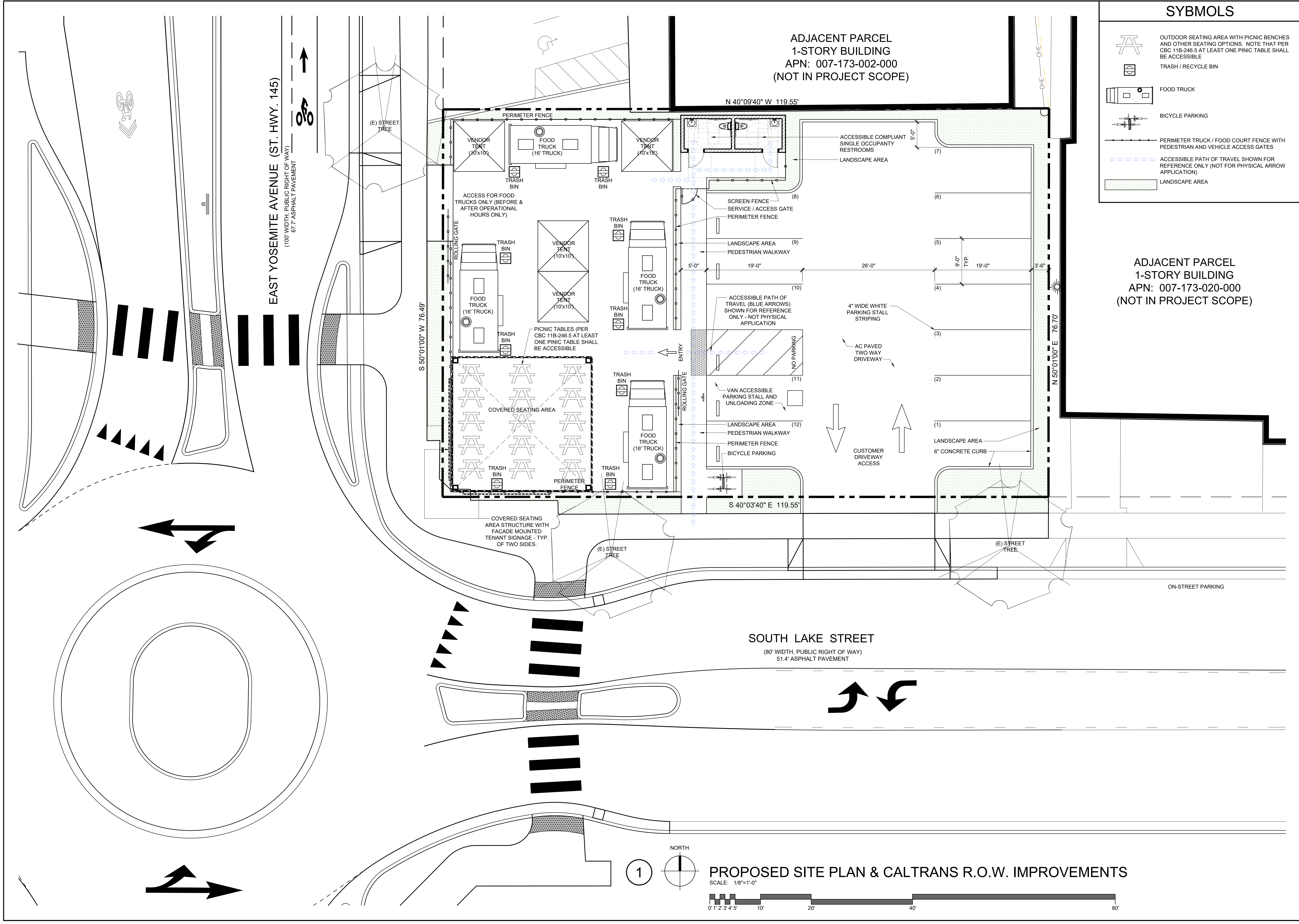
Signage

48. 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.
49. Signage for the entire project site shall be limited to and affixed to, the seating canopy with calculations for sign area (structure frontage to sign area) provided by the Yosemite “frontage” and structure, in accordance with CMC requirements. Other forms of signage are only permitted in accordance with the City Municipal Code.

Madera County Environmental Health Division

50. The mobile food truck owner shall meet the requirements from the California Retail Food Code Section 114315, which states, “A food facility shall be operated within 200 feet travel distance of an approved and readily available toilet and handwashing facility, or as otherwise approved by the enforcement agency, to ensure that restroom facilities are available to facility employees whenever the mobile food facility is stopped to conduct business for more than a one-hour period.”
51. The mobile food truck owner shall submit a “restroom authorization” form for review and approval to the Madera County Environmental Health Division. Restrooms shall be available at all times the project site is in operation and shall meet all (ADA) accessibility requirements.

END OF CONDITIONS



SYMBOLS	
	OUTDOOR SEATING AREA WITH PICNIC BENCHES AND OTHER SEATING OPTIONS. NOTE THAT PER CBC 11B-246.5 AT LEAST ONE PINIC TABLE SHALL BE ACCESSIBLE
	TRASH / RECYCLE BIN
	FOOD TRUCK
	BICYCLE PARKING
	PERIMETER TRUCK / FOOD COURT FENCE WITH PEDESTRIAN AND VEHICLE ACCESS GATES
	ACCESSIBLE PATH OF TRAVEL SHOWN FOR REFERENCE ONLY (NOT FOR PHYSICAL APPLICATION)
	LANDSCAPE AREA

ADJACENT PARCEL
1-STORY BUILDING
APN: 007-173-020-000
(NOT IN PROJECT SCOPE)

MN CONSULTING

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF DESIGN TEAM. THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH DESIGN TEAM, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.

SET ISSUED:
07-06-2026 USE PERMIT SUBMITTAL

**MADERA FOOD TRUCK PARK
USE PERMIT**

600 E YOSEMITE AVENUE
MADERA, CALIFORNIA 93638
A.P.N. NO.: 007-173-019

JOB NO.:
2022-21

SHEET NAME:
PROPOSED SITE PLAN

SHEET NO.:

A100

FILE NAME:

PROPOSED SITE PLAN & CALTRANS R.O.W. IMPROVEMENTS

