



Minutes for: 12/09/2025  
Adopted: 01/20/2026

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

December 9, 2025  
6:00 pm

Council Chambers  
City Hall

**CALL TO ORDER:** The meeting was called to order at 6:00 pm.

### **ROLL CALL:**

Present: Chairperson Robert Gran Jr.  
Vice Chairperson Ramon Lopez  
Commissioner Tim Riche  
Commissioner Balwinder Singh  
Commissioner Saim Mohammad

Absent: Commissioner Jose Eduardo Chavez  
Commissioner Abel Perez

Staff Present: Community Development Director, Will Tackett      Legal Counsel, Mike Linden  
Planning Manager, David Brletic      Senior Planner, Robert Smith  
Senior Planner, Jon Bartel      Recording Secretary, Brandi Garcia  
City Engineer, Keith Helmuth      Deputy City Engineer, Ellen Bitter  
Assistant City Engineer, Raquel Rios

### **PLEDGE OF ALLEGIANCE:**

**APPROVAL OF MINUTES:** None

### **PUBLIC COMMENT:**

*The first 15 minutes of the meeting are reserved for members of the public to address the Commission on items which are within the subject matter jurisdiction of the Commission. Speakers shall be limited to three minutes. Speakers will be asked, but are not required, to identify themselves and state the subject of their comments. If the subject is an item on the Agenda, the Commission has the option of asking the speaker to hold the comment until the hearing is opened. The Commission is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the Commission does not respond to public comment at this time.*

**PUBLIC HEARING ITEMS:**

**1. TSM 2022-03 & TSM 2022-04 EXT – Ventana I and Ventana II (Report by Jon Bartel)**

**Recommendation:** Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera adopting a determination of Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332/Class 32 (In-Fill Development Projects) for the project and approving Precise Plan 2024-02, subject to the findings and conditions of approval.

**COMMISSIONER RICHE MOVED TO APPROVE THE MOTION AS STATED. SECONDED BY COMMISSIONER MOHAMMAD, THE MOTION CARRIED UNANIMOUSLY.**

**2. CUP 2025-11 & SPR 2025-27 – Wireless Telecommunication Tower (Report by Robert Smith)**

**THIS ITEM WAS CONTINUED TO THE JANUARY 20, 2026, PLANNING COMMISSION MEETING.**

**ADMINISTRATIVE REPORTS:**

Community Development Director, Will Tackett mentioned the 2026 calendar was distributed to the Commission and we just need approval if everything looks good.

Chairperson Gran noted that the March meeting is the night before the Planning Commissioner Academy starts.

**COMMISSIONER REPORTS:** None

**ADJOURNMENT:** 6:17 pm



Robert Gran Jr.  
Planning Commission Chairperson



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