



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

**Tuesday, July 8, 2025
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: 88336185965# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/88336185965>. 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-Maciell
Commissioner Tim Riche
Commissioner Abel Perez
Commissioner Balwinder Singh
Commissioner Saim Mohammad
Commissioner Jose Eduardo Chavez

INTRODUCTION OF STAFF:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: December 10, 2024 / January 14, 2025 / April 8, 2025

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 2025-07 & SPR 2025-08 – Madera Ave Market ABC License (Report by Adi Rueda)

Subject: Consideration of an application for a Conditional Use Permit and Site Plan Review requesting authorization to upgrade an existing Alcohol Beverage Control (ABC) Type 20 (Off-Sale Beer & Wine) License for the Madera Avenue Market located on the northwest corner of Madera Avenue and Maple Street at 416 Madera Avenue, to a Type 21 (Off-Sale General) License. A Type 21 License is issued to retail stores and authorizing the sale of beer, wine, and distilled spirits for consumption off the premises where sold. The project site is designated for Commercial land uses within the Madera General Plan and is Zoned C1 (Light Commercial).

Recommendation:

Conduct a public hearing and adopt:

- a. 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 2025-07 and Site Plan Review 2025-08, subject to the findings and conditions of approval.

2. CUP 2025-06 & SPR 2025-10 – Veterans Thrift U-Haul Storage (Report by Adi Rueda)

Subject: Consideration of an application for a Conditional Use Permit, Site Plan Review and Determination of Use to authorize a U-Haul vehicle and equipment rental business to be located on ±0.34 acres of vacant land located at 217 South C Street. The site is zoned C1 (Light Commercial) with a C (Commercial) General Plan land use designation.

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission determining the is Categorically Exempt pursuant to Sections 15301 (Existing Facilities) and 15311 of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2025-06 and Site Plan Review 2025-10, subject to the findings and conditions of approval.

3. PPL 2022-01 & SPR 2022-02 – Pecan Stadium Multifamily (Report by Robert Smith)

Subject: A continued public hearing to consider an application for a Precise Plan and Site Plan Review to approve the development of a 102-unit multifamily residential development on a ±4.93-acre project site comprising a portion of property located at the northeast corner of the intersection of Stadium Road and Pecan Avenue. The project site is planned for High Density Residential use by the Madera General Plan and is Zoned PD-2000 (Planned Development, one unit for each 2,000 sq. ft. of site area).

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the Planning Commission of the City of Madera determining the project is Categorically Exempt pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and approving Precise Plan 2022-01 and Site Plan Review 2022-02 subject to the findings and conditions of approval.

ADMINISTRATIVE REPORTS:**COMMISSIONER REPORTS:****ADJOURNMENT:**

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