

Minutes for: 01/14/2025
Adopted: 07/08/2025

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

January 14, 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 Rohi Zacharia
Commissioner Bobby Sheikh
Commissioner Saim Mohammad

Absent: Commissioner Balwinder Singh
Commissioner Jose Eduardo Chavez

Staff Present: Community Development Director, Will Tackett Legal Counsel, Mike Linden
Assistant Planner, Adi Rueda Senior Planner, Robert Smith
City Engineer, Keith Helmuth Recording Secretary, Brandi Garcia
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. SPR 2009-21 EXT 12 & CUP's 2013-04, 05, 06 & 07 EXT 12 – Foxglove Shopping Center

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera approving a one-year extension of approvals for Site Plan Review 2009-21 and Conditional Use Permit's 2013-04, 05, 06 & 07 for the Foxglove Shopping Center project. The site is located on the southeast corner of N. Schnoor Ave. and Foxglove Way in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation (APNs: 013-160-005 & 013-160-016).

COMMISSIONER MOHAMMAD MOVED TO APPROVE MOTION 1 AS STATED. COMMISSIONER ZACHARIA SECONDED THE MOTION AND IT CARRIED UNANIMOUSLY.

2. CUP 2021-12, 13 & SPR 2021-25 EXT – Chevron Travel Center (Report by Robert Smith)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera approving a one-year extension for Conditional Use Permits 2022-12, 13 and Site Plan Review 2021-25 for the Chevron project at an existing vacant parcel totaling ± 1.14 acres located on the southwest corner of the Intersection of Avenue 17 and Airport Drive (APNs: 013-012-022).

COMMISSIONER SHEIKH MOVED TO APPROVE MOTION 1. SECONDED BY COMMISSIONER MOHAMMAD, THE MOTION CARRIED UNANIMOUSLY.

3. CUP 2024-22 & SPR 2024-32 – Massage Parlor (Report by Adi Rueda)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera approving Conditional Use Permit 2024-22 and Site Plan Review 2024-32 authorizing the establishment of a massage parlor at 1470 E. Yosemite Ave., Ste. 110 in the Crossroads Shopping Center located on the southern corner of E. Yosemite Ave. and Tozer St. (APN: 008-142-076).

COMMISSIONER SHEIKH MOVED TO APPROVE MOTION 1. SECONDED BY COMMISSIONER ZACHARIA, THE MOTION CARRIED UNANIMOUSLY.

ELECTION OF OFFICERS:

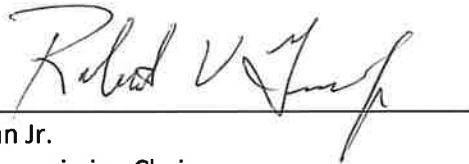
1. CHAIRPERSON GRAN WAS VOTED AS CHAIRPERSON FOR ANOTHER YEAR. VICE CHAIRPERSON LOPEZ WAS VOTED AS VICE CHAIRPERSON FOR ANOTHER YEAR.

ADMINISTRATIVE REPORTS:

1. AN UPDATE WAS PROVIDED ON THE STATUS OF THE VILLAGES AT ALMOND GROVE PROJECT 'VILLAGE D'.
2. THE 2025 PLANNING COMMISSION CALENDAR WAS DISCUSSED. THE COMMISSION CHOSE TO HOLD THE NOVEMBER 2025 MEETING ON NOVEMBER 4TH INSTEAD OF NOVEMBER 11TH SINCE THE 11TH IS A HOLIDAY.

COMMISSIONER REPORTS: None

ADJOURNMENT: 6:40 pm



Robert Gran Jr.
Planning Commission Chairperson



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