



Minutes for: 04/08/2025  
Adopted: 07/08/2025

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

**April 8, 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 Abel Perez  
Commissioner Balwinder Singh  
Commissioner Saim Mohammad  
Commissioner Jose Eduardo Chavez

**Absent:**

**Staff Present:** Community Development Director, Will Tackett  
Legal Counsel, Mike Linden  
Assistant Planner, Adi Rueda  
Recording Secretary, Brandi Garcia  
City Engineer, Kieth Helmuth  
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. CUP 2025-02 & SPR 2025-05 – Elora Salon (Cosmetic Tattooing) (Report by Will Tackett)**

**Recommendation:** Conduct the hearing and;

- a. Adopt 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 2025-02 and Site Plan Review 2025-05, subject to the findings and conditions of approval.

**COMMISSIONER SINGH MOVED TO APPROVE MOTION 1 AS STATED. COMMISSIONER RICHE SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

**2. PPL 2025-01 – Vineyard West III (Report by Robert Smith)**

**Recommendation:** Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera determining the project was previously assessed for compliance with the requirements of the California Environmental Quality Act (CEQA) and no further documentation is required; and, approving Precise Plan 2025-01, subject to the findings and conditions of approval.

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

**3. PPL 2024-04 & TSM 2024-05 – Tozer III (Report by Will Tackett)**

**Recommendation:** Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera adopting the Mitigated Negative Declaration (SCH 2025030734) and the Mitigation Monitoring and Reporting Program prepared for purposes of the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines; and approving TSM 2024-05 and PPL 2024-04, subject to the findings and conditions of approval.

**COMMISSIONER SINGH MOVED TO APPROVE MOTION 1 WITH THE MODIFICATION TO #103. SECONDED BY COMMISSIONER RICHE THE MOTION CARRIED UNANIMOUSLY.**

**ADMINISTRATIVE REPORTS:**

1. Community Development Director Will Tackett asked the Commission if they would entertain a special meeting on June 3<sup>rd</sup> for the Ordinance Text Amendment to the Zoning Regulations. This must be done by the end of the fiscal year.

**COMMISSIONER REPORTS:** None

**ADJOURNMENT:** 7:24 pm



Robert Gran Jr.  
Planning Commission Chairperson



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