

Minutes for: 12/10/2024
Adopted: 07/08/2025

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

December 10, 2024
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 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 Senior Planner, Robert Smith
Senior Planner, Rudy Luquin 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. OTA 2024-02 – Ordinance Text Amendment (Title X: Planning and Zoning of the City Municipal Code) (Report by Wyatt Czechinski)**

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera recommending the City Council of the City of Madera adopt an ordinance amending Chapter 3 of Title X: Planning and Zoning of the City Municipal Code regarding housing-related definitions, procedures, and regulated uses in zone districts that allow housing.

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

- 2. CUP 2024-17 & SPR 2024-27 – Taco Bulls Mobile Food Vendor (Report by Rudy Luquin)**

Recommendation: Conduct the hearing and;

- b. Adopt a Resolution of the Planning Commission of the City of Madera determining the project is Categorically Exempt pursuant to Section 15311/Class 11 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2024-17 and Site plan Review 2024-27, subject to the findings and conditions of approval.

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

- 3. CUP 2024-16 & SPR 2024-26 – Country Club Commercial Uses (Report by Adi Rueda)**

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 Sections 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2024-16 and Site Plan Review 2024-26, subject to the findings and conditions of approval.

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

- 4. CUP 2022-23 & SPR 2022-35 – Convenience Store and Alcoholic Beverage Control (ABC) License (Report by Rudy Luquin)**

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 Sections 15301/Class 1 (Existing Facilities), 15303/Class 3 (New Construction or Conversion of Small Structures) and 15332/Class 32 (InOFill Development Projects) of the California Environmental Quality Act (CEQA)

Guidelines and approving Conditional Use Permit 2022-23 and Site Plan Review 2022-35, subject to the findings and conditions of approval.

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

5. GPA 2024-01, ANX 2024-01, REZ 2024-02, TSM 2024-01 & Mitigated Negative Declaration (SCH 2024110144) – Ellis and Fairview Residential Subdivision (Report by Adi Rueda)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera adopting the Mitigated Negative Declaration (SCH 2024110144) and the Mitigated Monitoring and Reporting Program prepared for purposes of the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines and contingently approving Tentative Subdivision Map 2024-01, subject to the findings and conditions of approval; and
- b. A Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera approve General Plan Amendment 2024-01 and Rezone 2024-02 to facilitate annexation to the City of Madera (ANX 2024-01).

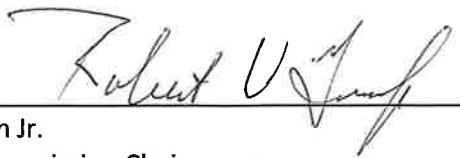
COMMISSIONER SHEIKH MOVED TO APPROVE MOTION 1. SECONDED BY COMMISSIONER SINGH, THE MOTION CARRIED UNANIMOUSLY TO ADOPT THE NEGATIVE DECLARATION AND THE MITIGATED MONITORING AND REPORTING PROGRAM AND CONTINGENTLY APPROVE TENTATIVE SUBDIVISION MAP 2024-01.

COMMISSIONER SHEIKH MOVED TO RECOMMEND TO CITY COUNCIL THE APPROVAL OF ANNEXATION 2024-01 AND GENERAL PLAN AMENDMENT 2024-01. SECONDED BY COMMISSIONER SINGH THE MOTION CARRIED UNANIMOUSLY.

ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS: None

ADJOURNMENT: 7:23 pm



Robert Gran Jr.
Planning Commission Chairperson



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