



Minutes for: 07/08/2025
Adopted:

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

July 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.
Commissioner Abel Perez
Commissioner Balwinder Singh
Commissioner Saim Mohammad
Commissioner Jose Eduardo Chavez

Absent: Vice Chairperson Ramon Lopez
Commissioner Tim Riche

Staff Present: Community Development Director, Will Tackett / Legal Counsel, Shannon Chaffin
Assistant Planner, Adi Rueda Senior Planner, Robert Smith
Senior Planner, Robert Smith Recording Secretary, Brandi Garcia
City Engineer, Keith Helmuth Assistant City Engineer, Raquel Rios

PLEDGE OF ALLEGIANCE:

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

COMMISSIONER PEREZ MOVED TO APPROVE THE MINUTES AS PRESENTED. SECONDED BY COMMISSIONER SINGH, THE MOTION CARRIED UNANIMOUSLY.

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 2025-07 & SPR 2025-11 – Madera Ave Market ABC (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 Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2025-07 and Site Plan Review 2025-11, subject to the findings and conditions of approval.

COMMISSIONER CHAVEZ MOVED TO APPROVE MOTION 1 AS STATED. COMMISSIONER SINGH SECONDED THE MOTION AND IT CARRIED UNANIMOUSLY.

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

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 15301/Class 11 (Existing Facilities) 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.

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

3. PPL 2022-01 & SPR 2022-02 – Pecan Stadium Multifamily (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 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.

COMMISSIONER MOHAMMAD MOVED TO APPROVE THE ITEM WITH THE UPDATES AS STATED. SECONDED BY COMMISSIONER CHAVEZ, THE MOTION CARRIED UNANIMOUSLY.

ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS: None

ADJOURNMENT: 7:59 pm



Robert Gran Jr.
Planning Commission Chairperson



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