

Minutes for: 08/13/2024  
Adopted: 10/08/2024

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

August 13, 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: None

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  
City Engineer, Keith Helmuth      Deputy City Engineer, Ellen Bitter  
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. PPL 2024-02 – Lake Street Apartments (Report by Adileni Rueda)**

**Recommendation:** Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera adopting a determination of Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332/Class 32 (In-Fill Development Projects) for the project and approving Precise Plan 2024-02, subject to the findings and conditions of approval.

**COMMISSIONER SHEIKH MOVED TO APPROVE THE MOTION AS STATED. SECONDED BY COMMISSIONER MOHAMMAD, THE MOTION CARRIED UNANIMOUSLY.**

**2. CUP 2023-08 and SPR 2023-26 – Restaurant Drive Through (Report by Adileni Rueda)**

**THIS ITEM WAS CONTINUED TO THE SEPTEMBER 10, 2024, PLANNING COMMISSION MEETING.**

**3. CUP 2024-11 and Site Plan Review 2024-16 – Massge Parlor (Report by Robert Smith)**

**Recommendation:** Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera adopt Determinations of Categorical Exemptions pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301/Class 1 (Existing Facilities) and approving Conditional Use Permit 2024-11 and Site Plan Review 2024-16, subject to the findings and conditions of approval.

**COMMISSIONER CHAVEZ MOVED TO APPROVE MOTION 1. SECONDED BY COMMISSIONER LOPEZ, THE MOTION CARRIED UNANIMOUSLY.**

**4. PPL 2024-03 and Vesting TSM 2022-02 – Colette Subdivision (Report by Robert Smith)**

**Recommendation:** Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera adopting the Negative Declaration and Mitigation Monitoring and Reporting Program that was previously prepared for the project and confirming it is consistent with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

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

**5. CUP 2024-13 and SPR 2024-14 – Himat Investments (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 was previously assessed for compliance with the requirements of the California Environmental Quality Act (CEQA) and no further documentation is required; and,

approving Conditional Use Permits 2024-13 and 2024-14 subject to the findings and conditions of approval.

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

**6. Fiscal Year 2024/25 to 2028/29 Capital Improvement Program Determination of Conformity to the City of Madera General Plan (Report by Ellen Bitter)**

**Recommendation:** Conduct the hearing and;

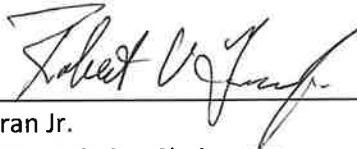
- a. Adopt a Resolution of the Planning Commission of the City of Madera adopting a determination of Categorical Exemption pursuant to Section 15061(b)(3) (General Rule) of the California Environmental Quality Act (CEQA) Guidelines and finding that the 2024/25 to 2028/29 Capital Improvement Program is in conformance with the General Plan and Specific Plans of the City of Madera pursuant to Government Code 65401.

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

**ADMINISTRATIVE REPORTS:** None

**COMMISSIONER REPORTS:** None

**ADJOURNMENT:** 7:25 pm



Robert Gran Jr.  
Planning Commission Chairperson



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