



Minutes for: 11/12/2024
Adopted: 01/14/2025

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

November 12, 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 (Arrived at 6:01 pm)
Commissioner Saim Mohammad

Absent: Commissioner Jose Eduardo Chavez

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)**

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

2. **CUP 2022-16 MOD & SPR 2021-30 MOD – Super Auto Smog (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 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approve the modification to Conditional Use Permit 2022-16 and Site Plan Review 2021-30 MOD, subject to the findings and conditions of approval.

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

3. **OTA 2024-03 – Amendment to Zoning Regulations (Report by Robert Smith)**

Recommendation: Conduct the hearing and;

- b. Adopt a Resolution of the Planning Commission of the City of Madera initiating a procedure to amend Title X, Chapter 3 of the City Municipal Code (CMC) relating to the lapse of site plan approval (10-3.4.0114), termination of use permits (10-3.1311) and termination of variances (10-3-1411).

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

4. **CUP 2024-19 & SPR 2024-29 – Gas Station Alcohol Beverage Control (ABC) License (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/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2024-19 and Site Plan Review 2024-29 subject to the findings and conditions of approval.

COMMISSIONER SHEIKH MOVED TO APPROVE MOTION 1 WITH THE CORRECTION OF THE ADDRESS. SECONDED BY COMMISSIONER SINGH, THE MOTION CARRIED UNANIMOUSLY.

5. **CUP 2024-17 & SPR 2024-24 – Taco Bulls (Report by Rudy Luquin)**

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

6. CUP 2024-20 & SPR 2024-28 – New Verizon Tower (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 Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2024-20 and Site Plan Review 2024-28, subject to the findings and conditions of approval.

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

7. CUP 2024-16 & SPR 2024-26 – Country Club Commercial Uses

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

8. CUP 2023-08 & SPR 2023-26 – Restaurant Drive Through

THIS ITEM WAS REFERRED BACK TO STAFF.

ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS: None

ADJOURNMENT: 6:34 pm



Robert Gran Jr.
Planning Commission Chairperson



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