REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

Tuesday, November 10, 2026
6:00 p.m.

Council Chambers
City Hall

The Council Chambers will be open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 88386833744# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at https://www.zoom.us/j/88386833744. Comments will also be accepted via email at planningcommissionpubliccomment@madera.gov or by regular mail at 205 W. 4th Street, Madera, CA 93637.

CALL TO ORDER:

ROLL CALL:

Chairperson Robert Gran Jr.
Vice Chair Ramon Lopez-Maciel
Commissioner Tim Riche
Commissioner Abel Perez
Commissioner Balwinder Singh
Commissioner Saim Mohammad

INTRODUCTION OF STAFF:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: March 14, 2023

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 Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on

the Agenda should be held 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 HEARINGS:

1. **CUP 2026-05 MOD – Schnoor & Kennedy Development (Report by Robert Smith)**

   Subject: Consideration of an application to amend a previously approved Conditional Use Permit (CUP 2026-05) for the property located at the northwest corner of Kennedy St. and N. Schnoor Ave. The request will modify the previously approved sale of tobacco, beer and wine for offsite consumption to include liquor (Type 21), in conjunction with the convenience store. The project site is zoned C2 (Heavy Commercial) with a C (Commercial) General Plan land use designation (APN: 013-230-005).

   Recommendation:

   Conduct a public hearing and adopt:

   a. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2026-05 MOD subject to the findings and conditions of approval.

2. **CUP 2026-17 & SPR 2026-20 – 717 E. Yosemite Ave. Food Trucks (Report by Adi Rueda)**

   Subject: Consideration of an application for a Conditional Use Permit (CUP 2026-17) and Site Plan Review (SPR 2026-20) to authorize food trucks on a ±0.48 acre parcel located at 717 E. Yosemite Ave. (APN: 007-123-010). The project site is zoned C2 (Heavy Commercial) with a C (Commercial) General Plan land use designation.

   STAFF HAS REQUESTED THIS ITEM BE CONTINUED TO THE DECEMBER 8, 2026 PLANNING COMMISSION MEETING.

3. **GPA 2025-01, REZ 2026-05, TSM 2025-05 & PPL 2025-03 – Crown V Subdivision (Report by Jon Bartel)**

   Subject: Consideration of an application for a General Plan Amendment (GPA 2025-01), Rezone (REZ 2026-05), Tentative Subdivision Map (TSM 2025-05), and Precise Plan (PPL 2025-03), pertaining to ±5.37 acres of property (APN: 012-500-021) located on the northeast corner of the intersection of East Pecan Avenue and Apricot Lane at 1171 East Pecan Avenue (APN: 012-500-021).

   Recommendation:

   Conduct a public hearing and adopt:

   a. A Resolution of the Planning Commission of the City of Madera adopting the Mitigated Negative Declaration (SCH No. 2026090921) 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 contingently approving TSM 2025-05 and PPL 2025-03, subject to the findings and conditions of approval.

b. A Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera approve GPA 2025-01 and REZ 2026-05.

4. REZ 2026-08 & ANX 2026-02– Madera Unified School District (MUSD) Outdoor Education Facility (Report by Jon Bartel)

Subject: Consideration of an application to Prezone (REZ 2026-08) ±26.5 acres land located on the northwest corner of West Almond Avenue and Stadium Road, in the County of Madera (APN: 034-070-067 and 038-070-068), to facilitate annexation (ANX 2026-02) to the City of Madera.

Recommendation:

Conduct a public hearing and adopt:

a. A Resolution of the Planning Commission of the City of Madera recommending the Council of the City of Madera adopt an ordinance approving REZ 2026-08 to facilitate annexation to the City of Madera (ANX 2026-02).

5. DOU 2026-01 & CUP 2026-08 – Indoor Archery (Report by Jon Bartel)

Subject: Consideration of an application for a Determination of Use (DOU 2026-01) and Conditional Use Permit (CUP 2026-08) proposing an indoor archery range in an existing building on a ±1.14-acre parcel located located on the south side of Modoc Street between Schnoor Avenue and Dwyer Street at 1926 Modoc Street, Suite D (APN: 009-190-025). The site is zoned C2 (Heavy Commercial) with a C (Commercial) General Plan land use designation (APN: 009-190-025).

Recommendation:

Conduct a public hearing and adopt:

a. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Sections 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approving Determination of Use 2026-01 and Conditional Use Permit 2026-08 subject to the findings and conditions of approval.

6. CUP 2026-14 & SPR 2026-16 – Showcase Sheds and Rentals (Report by Jon Bartel)

Subject: Consideration of an application for a Conditional Use Permit (CUP 2026-14) and Site Plan Review (SPR 2026-16) requesting authorization for the outdoor storage and display of Old Hickory Sheds proposed to be offered for sale and U-Haul vehicles and equipment proposed to be offered for rental on a ±0.72-acre parcel located at 2139 Pacific Street at the intersection of Pacific Street and Golden State Boulevard (APN: 013-250-008). The site is zoned IP (Industrial Park) with an I (Industrial) General Plan land use designation (APN: 013-250-008).

Recommendation:

Conduct a public hearing and adopt:

a. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Sections 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional

Use Permit 2026-14 and Site Plan Review 2026-16 subject to the findings and conditions of approval.

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the Planning Department's Office at (559) 661-5430 or emailing planninginfo@madera.gov. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested accommodation. Requests may also be delivered/mailed to: City of Madera, Attn: Planning Department, 205 W. 4th Street, Madera, CA 93637. At least seventy-two (72) hours' notice prior to the meeting is requested but not required. When making a request, please provide sufficient detail that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.
- The services of a translator can be made available. Please contact the Planning Department at (559) 661-5430 or emailing planninginfo@madera.gov to request translation services for this meeting. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be submitted in advance of the meeting to allow the City sufficient time to provide or arrange for the requested services. At least seventy-two (72) hours' notice prior to the meeting is requested but not required.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the City of Madera – Planning Department, 205 W. 4th Street, Madera, CA 93637 during normal business hours.

Pursuant to Section 65009 of the Government Code of the State of California, notice is hereby given that if any of the foregoing projects or matters is challenged in Court, such challenge may be limited to only those issues raised at the public hearing, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

All Planning Commission actions may be appealed to the City Council. The time in which an applicant may appeal a Planning Commission action varies from 10 to 30 days depending on the type of project. The appeal period begins the day after the Planning Commission public hearing. There is NO EXTENSION for an appeal period.

If you have any questions or comments regarding this hearing notice, you may call the Planning Department at (559) 661-5430. Si usted tiene preguntas, comentarios o necesita ayuda con interpretación, favor de llamar el Departamento de Planeamiento por lo menos 72 horas antes de esta junta (559) 661-5430.