



REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

**Tuesday, September 8, 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: 82951878702# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/82951878702>. 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:

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. PPL 2026-03 & SPR 2026-08 – Tierra Vista Apartments (Report by Adileni Rueda)

Subject: Consideration of an application for a Precise Plan 2026-03 and Site Plan Review (SPR) 2026-08 for the development of 102 multifamily units. The project site is an interior 4.38-acre lot located on the corner of Emily Way and East Gary Lane (APN: 012-253-001). The project site has a zone district of Planned Development (PD-1,500), and a General Plan land use designation of High Density Residential (HD).

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 Projects) of the California Environmental Quality Act (CEQA) Guidelines and approving Precise Plan (PPL 2026-03) and Site Plan Review (SPR 2026-08), subject to the findings and conditions of approval.

2. OTA 2026-04 – Ordinance Text Amendment to Title X: Planning and Zoning of the City Municipal Code (Report by David Brletic)

Subject: The City of Madera proposes a Citywide Zoning Code Update to amend Title X, Chapter 3, Planning and Zoning, of the Madera Municipal Code. Substantive changes include:

- Amendment to Permitted Color Palettes for new development in Commercial Zone Districts to include fences and vertical elements, including flagpoles, ancillary buildings, trash enclosures, etc.

Commission will forward a report of its recommendations to the City Council for action.

Recommendation:

Conduct a public hearing and adopt:

- a. A resolution recommending City Council approve Ordinance Text Amendment 2026-04, approving an amendment to Exterior Paint Color and Exterior Trim Paint Color in Commercial Districts to include fences and vertical elements, including flagpoles, ancillary buildings, trash enclosures, etc.

3. CUP 2025-01 & SPR 2025-04 – Food Trucks (Report by Robert Smith)

Subject: Consideration of an application for a Conditional Use Permit (CUP) 2025-01 and Site Plan Review (SPR) 2025-04 to authorize development of a food truck court for the operation of mobile food preparation units on a +0.21 acre parcel located on the easterly corner of East Yosemite Avenue and South Lake Street at 600 East Yosemite Avenue (APN: 007-173-019). The project site is planned for Commercial use by the City of Madera General Plan and is zoned C1 (Light Commercial).

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/Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit (CUP) 2025-01 and Site Plan Review (SPR) 2025-04, subject to the findings and conditions of approval.

STAFF IS REQUESTING THIS ITEM BE CONTINUED TO OCTOBER 13TH, 2026

4. OTA 2026-03 – Ordinance Text Amendment to Title X: Planning and Zoning of the City Municipal Code (Report by Will Tackett)

Subject: Consideration of a proposed amendment to Chapter 3 of Title X: Planning and Zoning of the City Municipal Code (CMC) adding a Housing Element Implementation (HEI) Overlay Zone to the Zoning Regulations in accordance with Program A-1 of the City's adopted 6th Cycle Housing Element. The HEI Overlay Zone would permit residential use by-right for developments in which at least 20 percent of the units are affordable to lower income households during the planning period and which meet the criteria of California Government Code Section 65583.2.

STAFF IS REQUESTING THIS ITEM BE CONTINUED TO OCTOBER 13TH, 2026

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

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- 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.