



**REGULAR MEETING AGENDA
CITY OF MADERA
PLANNING COMMISSION**

**CITY HALL – COUNCIL CHAMBERS
TUESDAY
August 10, 2021
6:00 pm**

This meeting will be conducted pursuant to the provisions of the Governor’s Executive Order which suspends certain requirements of the Ralph M. Brown Act. Members of the public may participate in the meeting remotely through an electronic meeting in the following ways: via phone by dialing (669) 900-6833 enter ID: [#95124422692](tel:6699006833) followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/95124422692>. Public comment will also be accepted via email at planningcommissionpubliccomment@madera.gov.

CALL TO ORDER

ROLL CALL

Commissioner Robert Gran Jr. (Chairperson)
Commissioner Alex Salazar (Vice Chairperson)
Commissioner Ryan Cerioni
Commissioner Ramon Lopez-Maciel
Commissioner Rohi Zacharia
Commissioner Khubaib Sheikh
Commissioner Balwinder Singh

INTRODUCTION OF STAFF

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The first fifteen 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 the hearing is opened. 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.

MINUTES: March 9, 2021 & April 13, 2021

CONSENT ITEMS:

1. GPC 2021-01 – Madera Unified School District Acquisition of Property (Gary Conte)

Consideration of a Resolution Finding that the Madera Unified High School District's Proposed Acquisition of 49.52 Acres on the South Side of West Cleveland Avenue Between Avenue 16 and North Westberry Boulevard Conforms with the City of Madera 2025 General Plan Pursuant to Government Code Section 65402, and Associated CEQA Determination.

PUBLIC HEARING ITEMS:

1. PPL 2020-02 & VAR 2020-03 – Bella Vita Residences (Sara Allinder)

PPL 2020-02 is a Precise Plan application proposing to develop a 112-unit multiple family residential development (Bella Vita Apartments) on an approximately 4.2-acre site. The Precise Plan is also requesting a deviation in parking requirements from 244 required parking spaces to 212 parking spaces. VAR 2020-03 requests relief from open space property development standards, from 750 square feet to 401 square feet per dwelling unit. The subject property is located at the southeast corner of Owens Street and the Clark Street alignment. The project site is zoned PD 1500 (Planned Development, one unit per 1,500 square feet of site area) with a HD (High Density Residential) General Plan land use designation (APNs: 003-240-001 and 002).

The project is categorically exempt under Section 15332 of the California Environmental Quality Act as an In-Fill Development Project. The proposed development is located on a lot less than five acres and it is surrounded by substantial urban uses within the City limits of Madera. The project site does not meet any of the exceptions of Section 15300.2 of the State CEQA Guidelines that would prevent the proposed project from qualifying for a Class 32 categorical exemption.

2. SPR 2021-24 – South Schnoor Ave Industrial Warehouse (Derek Sylvester)

An application proposing the development of four (4) single-story, pre-engineered metal buildings for flex/warehouse spaces to occupy approximately 9.0 acres of the total 16.57-acre parcel and a drainage basin at the northeast corner of the site. The site plan review would allow for the construction of four (4) buildings ranging in size from 35,100 sq. ft. (Buildings C and D) to 37,050 sq. ft. (Buildings A and B) for a total of 74 leasable units at 1,950The project site is located east of South Schnoor Avenue between Modoc Street and West Almond Avenue (APN: 009-330-011).

An adoption of a Mitigated Negative Declaration will be considered by the Planning Commission.

NON-PUBLIC HEARING ITEMS: None

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

The next regular meeting will be held on September 14, 2021.

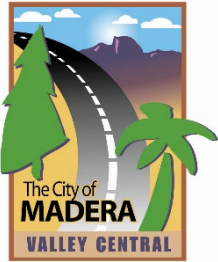
In compliance with the Americans with Disabilities Act, the meeting room is accessible to the physically disabled and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices or translators needed to assist participation in the public meeting should be made at least seventy-two (72) hours before the meeting. If you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department office at (559) 661-5430. Those who are hearing impaired, may call 711 or 1-800-735-2929 for TTY Relay Services. Any and all persons interested in this matter may provide comments.

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.



CITY OF MADERA PLANNING COMMISSION

205 West Fourth Street
Madera CA 93637
(559) 661-5430

Staff Report: General Plan Conformity 2021-01 Madera Unified School District Acquisition of Property on the South Side of West Cleveland Avenue Between Avenue 16 and North Westberry Boulevard Consent Item #1– August 10, 2021

PROPOSAL: Consideration of a Resolution Finding that the Madera Unified High School District’s Proposed Acquisition of 49.52 Acres on the South Side of West Cleveland Avenue Between Avenue 16 and North Westberry Boulevard Conforms with the City of Madera 2025 General Plan Pursuant to Government Code Section 65402, and Associated CEQA Determination.

APPLICANT:	Madera Unified School District 1902 Howard Road Madera, CA 93637	OWNER:	BFP Partnership 1841 Howard Road Madera, CA 93637
ADDRESS:	No Situs	APN:	006-380-009
APPLICATION:	GPC 2021-01	CEQA:	Categorical Exemption

LOCATION: The subject property is located in the City of Madera on the south side of West Cleveland Avenue between Avenue 16 and North Westberry Boulevard.

PARCEL SIZE: 49.52 acres

SITE CHARACTERISTICS: The property is vacant land

GENERAL PLAN DESIGNATION: LD (Low Density Residential)

SPECIFIC PLAN DESIGNATION: Specific Plan No. 1

ZONING: C1 (Light Commercial)

ADJACENT GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS:

South: LD (Low Density Residential) / Planned Development (P-D (8000) (1 Unit per 8,000 Square Feet)
East: LD (Low Density Residential) / Planned Development (P-D (8000) (1 Unit per 8,000 Square Feet)
North: RC (Resource Conservation — Agriculture / RCO (Resource Conservation and Open Space)
West: LD (Low Density Residential) / Planned Development (P-D (6000) (1 Unit per 6,000 Square Feet)

SUMMARY: The Madera Unified School District intends to acquire approximately 49.52 acres of land on the south side of West Cleveland Avenue between Avenue 16 and North Westberry Boulevard. All though no specific project is proposed at this time, the site could be used for a variety of purposes by the District due to its size, location, and nature. Prior to the District holding a formal hearing to consider the purchase of the property, the City of Madera Planning Commission must first review this matter and advise the

District on whether the action conforms to the City's General Plan pursuant to California Government Code Section 65402. Government Code Section 65402, requires no real property shall be acquired by dedication, or otherwise for street, square, park or other public purposes until the location, purpose and extent of the acquisition has been submitted to and reported upon by the planning agency (in this case, the Planning Commission) as to the conformity with the City's adopted General Plan. The District is requesting a determination of General Plan conformity for the proposed acquisition of property located on the south side of West Cleveland Avenue between Avenue 16 and North Westberry Boulevard (APN 006-380-009).

The Planning Commission's determination of General Plan conformity will be forwarded to the District for its consideration as part of the property purchase.

By this action, the Planning Commission is solely making a conformity determination with the General Plan. It is not making a determination on whether the District should or should not enter into a purchase agreement.

GENERAL PLAN CONFORMITY: The proposed purchase of property located on the south side of West Cleveland Avenue between Avenue 16 and North Westberry Boulevard is consistent with the LD (Low Density Residential) General Plan land use designation on the parcel, and the goals and policies of the General Plan. Development of public facilities is considered consistent with all land use designations

ENVIRONMENTAL DETERMINATION: This matter is not a "project" for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, as it involves the mere determination as to whether a potential use would be consistent with the General Plan associated with a mere transfer of title, which has no potential for resulting in a direct or indirect physical change in the environment. In the alternative, pursuant to CEQA Guidelines Section 15061(b)(3) (Review for Exemption), the proposed action is not a "project" under CEQA as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

RECOMMENDATION: Based on the factors noted above, staff recommends that the Planning Commission consider the issue and adopt a Resolution finding that the District's proposed acquisition of 49.52 acres (APN 006-380-009) on the south side of West Cleveland Avenue between Avenue 16 and North Westberry Boulevard is in conformity with the City of Madera 2025 General Plan and find the acquisition of the property to be exempt from further review under CEQA.

PLANNING COMMISSION ACTION

The Planning Commission will be acting on this matter in the form of a Resolution.

MOTION: Move to adopt a Resolution of the Planning Commission of the City of Madera Finding That the Proposed Acquisition of the Property (APN 006-380-009) on the south side of West Cleveland Avenue between Avenue 16 and North Westberry Boulevard is in Conformance with the City of Madera General Plan. (Resolution includes CEQA finding pursuant to CEQA Guidelines Sections 15378 and 15061(b)(3).)

ATTACHMENTS

Attachment 1: Aerial Imagery

Attachment 2: City of Madera General Plan Land Use Map

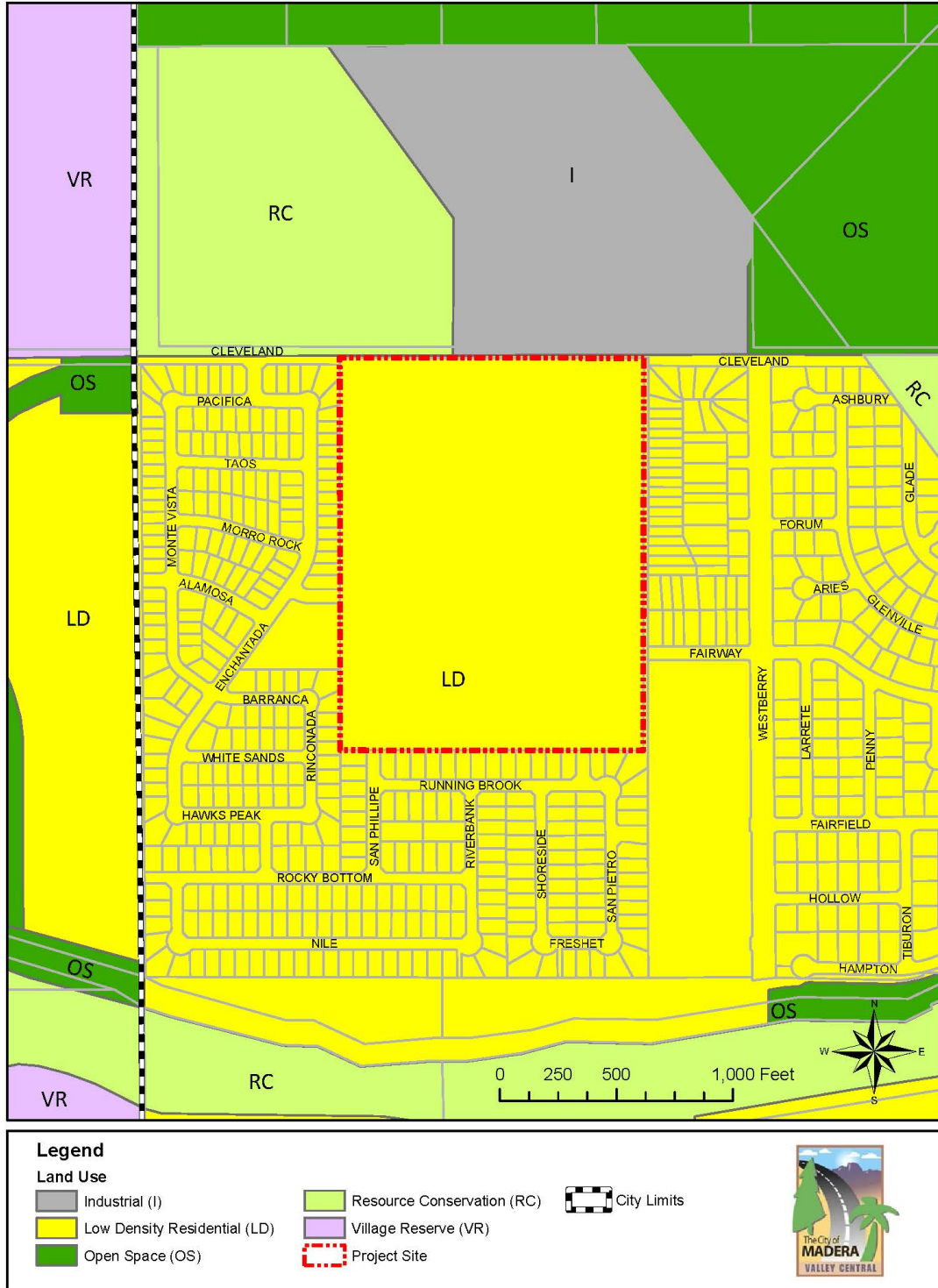
Attachment 3: Planning Commission Resolution

Attachment 1: Aerial Imagery



Attachment 2: City of Madera General Plan Land Use Map

MUSD Site Acquisition



Attachment 3: Planning Commission Resolution

RESOLUTION NO. 1890

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA
FINDING THAT THE PROPOSED MADERA UNIFIED HIGH SCHOOL DISTRICT
ACQUISITION OF THE PROPERTY ON THE SOUTH SIDE OF WEST CLEVELAND
AVENUE BETWEEN AVENUE 16 AND NORTH WESTBERRY BOULEVARD TO BE IN
CONFORMANCE WITH THE CITY OF MADERA GENERAL PLAN**

WHEREAS, State law requires that local agencies adopt General Plans containing specific mandatory elements; and

WHEREAS, on October 7, 2009, the City of Madera adopted a comprehensive General Plan Update and Environmental Impact Report, and the City of Madera is currently in compliance with State mandates relative to elements of the General Plan; and

WHEREAS, the City of Madera is required pursuant to Section 65402 of the California Government Code to review and report on all proposed acquisitions of property by a local agency for conformity with the General Plan; and

WHEREAS, under the City's Municipal Code, the Planning Commission is authorized to review and approve General Plan conformances and environmental assessments for associated projects on behalf of the City; and

WHEREAS, the City of Madera Planning Department received formal notice on July 21, 2021 from the Madera Unified School District of a possible acquisition pursuant to Section 21151.2 of the California Public Resources Code; and

WHEREAS, the Madera Unified School District proposes to acquire 49.52 acres of vacant land on the south side of West Cleveland Avenue between Avenue 16 and North Westberry Boulevard (APN 006-380-009) for public benefit; and

WHEREAS, the Madera Unified School District is requesting a General Plan conformity review for the proposed acquisition of 49.52 acres of vacant land on the south side of West Cleveland Avenue between Avenue 16 and North Westberry Boulevard; and

WHEREAS, the City of Madera Planning Commission shall within thirty (30) days after receipt of a formal notice submit to the governing board of the Madera Unified School District a written report of the investigation and its recommendations concerning the possible acquisition pursuant to Section 21151.2 of the California Public Resources Code; and

WHEREAS, the failure of the City of Madera Planning Commission to report within forty (40) days after the request has been submitted shall be deemed a finding the proposed acquisition is in conformity with City's adopted General Plan pursuant to Section 65402 of the California Government Code; and

WHEREAS, the City provided notice of the Planning Commission hearing as required by law; and

WHEREAS, the Planning Commission reviewed the proposed acquisition of property on the south side of West Cleveland Avenue between Avenue 16 and North Westberry Boulevard (APN 006-380-009)

(General Plan Conformance (GPC) 2021-01) at a duly noticed meeting on August 10, 2021, and hereby found it to be in conformance with the City of Madera General Plan; and

WHEREAS, the City performed a preliminary environmental assessment of this action and has determined that it is not defined as a project set forth in Section 15378 or is exempt under 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines given the action has no potential for causing a significant effect on the environment; and

WHEREAS, the Planning Commission now desires to approve GPC 2021-01, and adopt a finding pursuant to CEQA.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.
2. CEQA: A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Planning Commission finds and determines that the purchase of land is not a “project” for the purposes of the CEQA pursuant to CEQA Guidelines Section 15378 as it involves the mere determination as to whether a potential use would be consistent with the General Plan associated with a mere transfer of title, which has no potential for resulting in a direct or indirect physical change in the environment. In the alternative, the Planning Commission finds that action is exempt under Section 15601(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. As such, the Planning Commission also adopts a finding of an Exemption under CEQA Guidelines Section 15301 (Review for Exemption) for this action.
3. Findings for GPC 2021-01 (General Plan Conformity): The Planning Commission finds and determines that the Madera Unified School District’s proposed acquisition 49.52 acres of vacant land on the south side of West Cleveland Avenue between Avenue 16 and North Westberry Boulevard (APN 006-380-009) is in conformity with the City’s General Plan.
4. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of August 2021, by the following vote:

AYES:

NOES:

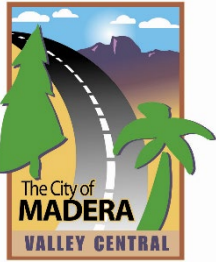
ABSTENTIONS:

ABSENT:

Robert Gran Jr.
Planning Commission Chairperson

Attest:

Gary Conte
Planning Manager



CITY OF MADERA PLANNING COMMISSION

205 W. Fourth Street
Madera CA 93637
(559) 661-5430

Staff Report: Bella Vita Residences Precise Plan (PPL) 2020-02 and Variance (VAR) 2020-03 Item #1 – August 10, 2021

PROPOSAL: An application for a precise plan (PPL 2020-02) for a 112-unit multiple family residential development (Bella Vita Apartments) on an approximately 4.2-acre site (26.7 du/ac), which is within the required density range of the High Density Residential designation (15.1 to 50 du/ac) and exceeds the minimum target density of 22.5 du/ac identified in the General Plan. PPL 2020-02 is also requesting a deviation in parking requirements from 244 required parking spaces to 212 parking spaces (a 13 percent reduction). A variance (VAR 2020-03) would authorize a reduction in open space property development standards, from 750 square feet to 500 square feet per dwelling unit (a 33 percent reduction).

APPLICANT: Vincent Palacios, Design
Drafting
5100 N 6th St, Suite 172
Fresno, CA 93711

OWNER: New Alliance Investments LLC
10749 Farralone Avenue
Chatsworth, CA 91311

SITE ADDRESS: No address assigned

APN: 003-240-001 and -002

APPLICATIONS: PPL 2020-02, VAR 2020-03

CEQA: Categorical Exemption

LOCATION: The subject property is bounded by the West Clark Street alignment to the north, the Sunny Meadows II residential subdivision to the east, low density residential homes of a rural character to the south, and North Owens Street to the west.

STREET ACCESS: The project site has street access from North Owens Street to the west and will be required to construct its fair share of the West Clark Street alignment to the north. Drive access is proposed from both of these streets upon construction.

PROJECT SIZE: 4.2 acres

GENERAL PLAN DESIGNATION: HD (High Density Residential)

ZONING DISTRICT: PD (1500) (*Planned Development, one unit per 1,500 square feet of site area*)

SITE CHARACTERISTICS: The project is located on a vacant parcel. Surrounding uses include vacant land to the north across the future Clark Street alignment, existing single-family residential to the east and south, and multiple family residential to the west across North Owens Street.

ENVIRONMENTAL REVIEW: The project has been determined to be categorically exempt from the preparation of environmental documents pursuant to Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines.

SUMMARY: The applicant, New Alliance Investments LLC, is proposing PPL 2020-02, a 112-unit multifamily residential development (Bella Vita Apartments) on an approximately 4.2-acre site (26.7 du/ac). The proposed use is consistent with the current HD (High Density Residential) General Plan designation, which requires a density range of 15.1 to 50 dwelling units per acre (du/ac) and encourages a minimum target density of 22.5 du/ac. After review of the proposed project, the development is anticipated to be compatible with the surrounding land uses in the area. Conditions, as appropriate, have been recommended for the precise plan (PPL 2020-02) to ensure consistency with the Zoning Ordinance and General Plan and other applicable City plans and policies. PPL 2020-02 is also requesting a deviation in parking requirements from 244 required parking spaces to 212 parking spaces, a 13 percent reduction in the standard.

VAR 2020-03 seeks relief from the open space property development standard of the PD (1500) zone district by reducing the requirement from 750 to 401 square feet per dwelling unit. However, staff is recommending a maximum reduction from 750 square feet per dwelling unit to 500 square feet per dwelling unit, a 33 percent reduction in the standard.

Development of the project will require City Council approval of a right-of-way vacation of the southern 10 feet and northern 10 feet along the Clark Street alignment north of the project site, reducing the overall right-of-way from 80 feet to 60 feet. The Planning Commission is not taking action on the vacation; however, the conditions of approval for PPL 2020-02 reflect that the vacation must be approved prior to development of the site.

SURROUNDING LAND USES

The site is bordered to the west across North Owens Street by multi-family residential, to the south and east by single-family residential of varying densities, and to the north across the Clark Street alignment by vacant land.

Table 1. Existing Uses, General Plan Designations, and Zone Districts of Surrounding Properties

Direction from Project Site	Existing Use	General Plan Designation	Zone District
North	Vacant	Low Density Residential	PD (4500)
East	Single-Family Residential, Existing	Low Density Residential	PD (4500)
South	Single-Family Residential, Existing	Medium Density Residential	PD (3000)
West	Multi-Family Residential, Existing	Medium Density Residential	PD (3000)
PD (3000) - Planned Development (One unit for each 3,000 sq. ft. of site area) PD (4500) - Planned Development (One unit for each 4,500 sq. ft. of site area)			

ANALYSIS

The Madera Municipal Code (MMC) establishes procedures for the review and approval of precise plans and variances (Section 10-3-4.1 and Section 10-3.14, respectively). Section 10-3-4.1 of the MMC also

establishes standards specific to development within the PD (Planned Development) zone district. Additional development standards identified in the MMC, such as parking requirements, also apply.

Precise Plan

PPL 2020-02 proposes to develop a 4.2-acre site with a 112 dwelling unit gated apartment complex. The development will include one-, two-, and three-bedroom apartments, management office, swimming pool, and park area. The apartment buildings will be three-stories and the management office will be a one-story building.

The proposed density is consistent with the HD (High Density Residential) land use designation per the General Plan, which requires a density of 15.1 to 50 dwelling units per acre (du/ac). Additional General Plan policies also encourage a target density of 22.5 du/ac for the HD land use designation. The existing zone district of PD (1500) is consistent with the HD land use designation and allows one unit for each 1,500 square feet of site area, subject to consistency with applicable development standards. The proposed development would result in a density of approximately 26.7 du/ac, which is consistent with the existing zone district of PD (1500) and the HD land use designation.

The proposed use is an allowed use in the PD (1500) zone district. The site plan and elevations have been reviewed in accordance with the applicable development standards of the MMC, including but not limited to setbacks, height limits, parking, access, and landscaping requirements. The proposed development has also been evaluated against the applicable General Plan policies. The proposed development, as conditioned, is consistent with the requirements of the MMC and the General Plan, except for those deviations and the requested variance to the open space requirements as described below.

Development of the project site will not put additional stress on the City of Madera's public infrastructure and utilities systems. The necessary water, wastewater, storm drainage, and roadway improvements to serve the project site have been reflected in the conditions of approval for PPL 2020-02.

Requested Deviations

Planned Development zones allow for the consideration of modifications to property development standards. PPL 2020-02 is requesting a deviation to the fence standard along both Clark and Owens Street and to the parking requirements, as described below. The PPL allows the use of special design criteria such as, in this case, deviations in fence standards and parking requirements without requiring approval of a variance application.

Fence Standard. The code requires that fences be limited to 3 feet in height within the required setback area. Clark Street has a 10-foot setback required and Owens Street has a 15-foot setback required. The project proposes a 6-foot fence at property line along both Owens and Clark Streets. However, as noted above, the PPL allows for deviations from development standards and staff is in support of allowing a 6-foot fence set back at minimum 3 feet from the property line along both streets. The fence material shall be wrought iron with masonry pilasters as shown on the site plan, as reflected in the conditions of approval.

Parking Requirement. The 112 proposed units consist of 16 one-bedroom units, 69 two-bedroom units, and 27 three-bedroom units. Section 10-3.12 of the MMC establishes parking space requirements of 1.5 spaces (1 covered) per one-bedroom units and 2 spaces (1 covered) per two or more-bedroom units.

Guest parking is also required at a rate of one parking space for every four units. Therefore, a total of 244 parking spaces (112 covered) would be required. Under the PPL provisions in the Zoning Ordinance, the project is given the allowance to deviate from the standards, including parking requirements. The applicant is requesting a reduction in the parking spaces required from 244 total spaces (112 covered) to 212 total spaces (113 covered), a 13 percent reduction in the standard. The number of parking spaces will still be provided at almost 1.9 parking spaces per dwelling unit (212 total parking spaces for 112 units). The number of covered parking spaces will also remain consistent with the code requirements. Staff is in support of this reduction in parking spaces.

Justification Findings

The reduced front and street side setbacks for fencing along Owens and Clark Streets allows for greater flexibility in providing an increased setback for the proposed buildings from the existing single family residential to the east and planned medium density residential to the south. Buildings would be located from 48 feet to 54 feet away from the property line to the east and approximately 60 feet from the property line to south, where they are only required to be 25 feet away. Additionally, no balconies are proposed on the building faces nearest the south and east property lines. The reduced setback along Owens and Clark Streets would be limited to fencing.

The reduction in parking is supported by the project site's proximity to a variety of commercial and retail uses along Country Club Drive, as well as proximity to two Route 1 Madera Metro stops, both less than one quarter-mile away. A grocery store (Vallarta Supermarkets) is located one-eighth of a mile away.

Variance

The applicant is requesting relief from the open space development standards of 750 square feet per dwelling unit. At 112 dwelling units, the project would otherwise be required to provide 84,000 square feet (nearly two acres) of open space. As previously mentioned, the site is 4.2-acres, leaving just over two acres for the buildings themselves and the necessary amount of parking. There are two findings that must be made in order to grant a variance, which are stated as follows:

1. Where practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this chapter may result from the strict and literal application of any of the provisions of this chapter, a variance may be granted.
2. Variances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning regulations deprives such property of privileges enjoyed by other property in the vicinity under identical zoning classifications. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

Requested Reduction

The PD (1500) zone requires 750 square feet of open space per dwelling unit, through the provision of private open space, such as balconies and patios, or common open space available to all tenants. The applicant states that as density increases, so too does the requirement for parking and open space. At a certain point, the amount of open space would exceed the square footage of dwelling units. Therefore,

VAR 2020-03 was submitted to deviate from the property development standards of the PD (1500) zone district to allow for 401 square feet of open space per unit, an approximately 47 percent reduction from the 750 square foot standard.

Justification Findings

Staff generally concurs with the applicant's overall justification for the request; however, staff is recommending a maximum reduction in the open space standard of 33 percent, resulting in a minimum requirement of 500 square feet per dwelling unit. This recommendation does allow for a reduction to the open space standard but also ensures provision of open space at a rate similar to the R3 zone district, which allows for similar densities to the proposed project and requires a minimum of 500 square feet per dwelling unit. The allowance for the reduction acknowledges that the strict interpretation and application of the 750 square foot per dwelling unit open space requirement would result in a practical difficulty and unnecessary hardship. General Plan Policy CD-36 requires design standards that ensure privacy and land use compatibility with the residential subdivision to the east, resulting in a limit on open space and visibility of building elements above the first floor of the proposed project. The elimination of balconies from the second and third floor units along the east elevations have been implemented at the expense of both private and common area open space. The project will also be required to pay a parks impact fee on a per unit basis in accordance with the City of Madera Impact Fee Schedule.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The project has been determined to be categorically exempt from the preparation of environmental documents pursuant to Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

A continuation of the City's planned growth for residential land uses supports the vision for Well Planned Neighborhoods and Housing. This principle recognizes that the provision of housing opportunities is a key component in the implementation of the City's General Plan and vision for the community.

RECOMMENDATION

The information presented in this report provides support for the adoption of a resolution recommending adoption of a Categorical Exemption for the project and conditional approval of PPL 2020-02 and VAR 2020-03 by the Planning Commission. It is recommended that the Commission consider the information in this report, as well as testimony received at the public hearing, and make a determination on the Categorical Exemption, PPL 2020-02, and VAR 2020-03, subject to the findings and conditions of approval.

PLANNING COMMISSION ACTION

The Commission will be acting on the Categorical Exemption, PPL 2020-02, and VAR 2020-03 and determining to either:

- Adopt a resolution adopting the Categorical Exemption prepared for the project and approving PPL 2020-02 and VAR 2020-03 as conditioned (Motion 1); or

- Continue the hearing to September 14, 2021, with direction to staff to return with an updated resolution with appropriate findings modifying the conditions of approval for the following reasons: (Specify – Planning Commission should articulate reasons for modifications to findings and conditions of approval) (Motion 2); or
- Move to continue the application for PPL 2020-02 and VAR 2020-03 to the September 14, 2021 Planning Commission hearing with direction to staff to return with an updated resolution with appropriate findings for denial for the following reasons: (Specify – Planning Commission should articulate reasons for denial) (Motion 3).

Motion 1: Move to adopt a resolution of the Planning Commission of the City of Madera adopting the Categorical Exemption prepared for the project and approving PPL 2020-02 and VAR 2020-03, based on and subject to the findings and conditions of approval as follows:

Precise Plan Findings

Finding a: The proposal is consistent with the General Plan and Zoning Ordinance.

The property is zoned PD (1500), which is consistent with the existing General Plan land use designation of High Density Residential (HD). The project proposes to develop a 112 dwelling unit multifamily development. PPL 2020-02, as conditioned, is consistent with the purpose and intent of the PD (1500) zone district and does not conflict with City standards or other provisions of the Code.

Finding b: The proposed use will be compatible with the surrounding properties.

The project site is surrounded by residential development. The proposed site layout reduces compatibility conflicts with the existing single-family residences to the east and south by not including balconies on the southern and eastern elevations of the buildings and provided an increased setback along those property lines.

Finding c: The establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.

PPL 2020-02 has been reviewed and are consistent with surrounding uses and with all applicable requirements for development in the PD (1500) zone district, including provisions for access to and from the site, parking and loading facilities, drainage, and lighting. Although the project proposes a reduction in the required parking spaces, the reduced parking spaces are adequate for the number of units proposed and would not have an adverse effect on surrounding properties.

Variance Findings

Finding a: Where practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this chapter may result from the strict and literal application of any of the provisions of this chapter, a variance may be granted.

The strict interpretation and application of the open space requirement would result in a practical difficulty and unnecessary hardship. At 112 dwelling units, the project would be required to provide 84,000 square feet (nearly two acres) of open space, which is nearly half of the total size of the project site, restricting the available building area on-site.

Finding b: Variances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning regulations deprives such property of privileges enjoyed by other property in the vicinity under identical zoning classifications. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

The property proposes a multi-story multifamily development abutting an existing single-family residential subdivision designated as Low Density Residential. General Plan Policy CD-36 requires site design consideration to ensure that privacy impacts are limited and compatibility is preserved. Implementation of this policy deprives the property of privileges enjoyed by other PD (1500)-zoned properties in the vicinity.

(OR)

Motion 2: Move to continue the public hearing on PPL 2020-02 and VAR 2020-03 to September 14, 2021 with direction to staff to return with an updated resolution with appropriate findings modifying the conditions of approval for the following reasons: (Specify – Planning Commission should articulate reasons for modifications to findings and conditions of approval).

(OR)

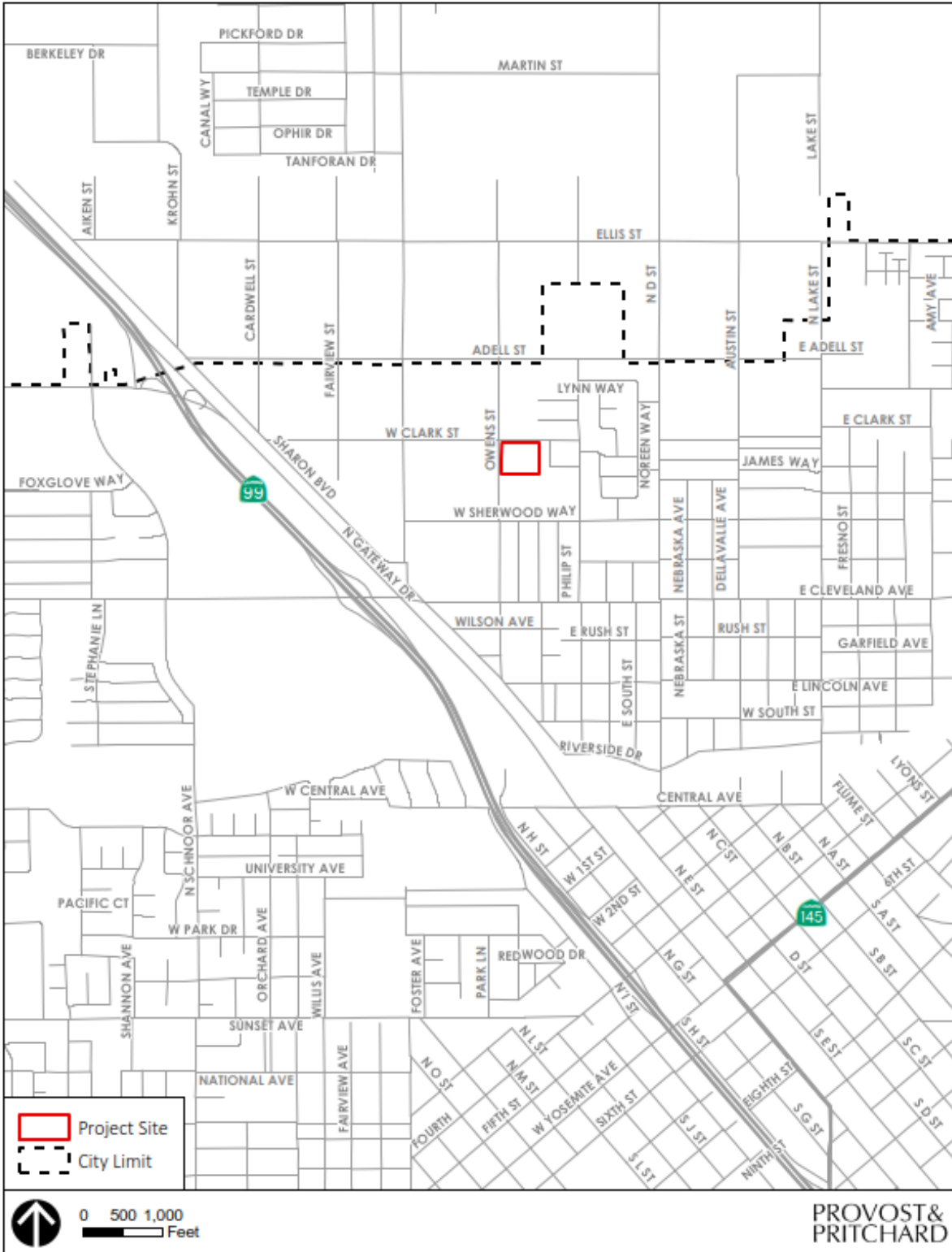
Motion 3: Move to continue the application for PPL 2020-02 and VAR 2020-03 to the September 14, 2021 Planning Commission hearing with direction to staff to return with an updated resolution with appropriate findings for denial for the following reasons: (Specify – Planning Commission should articulate reasons for denial).

ATTACHMENTS

- Attachment 1: Vicinity Map
- Attachment 2: Aerial Photo
- Attachment 3: General Plan Land Use Map
- Attachment 4: Zoning Map
- Attachment 5: Exhibit A, Site Plan
- Attachment 6: Exhibit B-1, Elevations Color and Materials Schedule
- Attachment 7: Exhibit B-2, Rendered Elevations 1
- Attachment 8: Exhibit B-3, Rendered Elevations 2
- Attachment 9: Exhibit B-4, Rendered Elevations 3
- Attachment 10: Exhibit B-5, Rendered Elevations 4
- Attachment 11: Exhibit B-6, Street View Elevations 1
- Attachment 12: Exhibit B-7, Street View Elevations 2
- Attachment 13: Exhibit B-8, Building A Elevations

Attachment 14: Exhibit B-9, Buildings B and C Elevations
Attachment 15: Exhibit B-10, Building D Elevations
Attachment 16: Exhibit B-11, Building E Elevations
Attachment 17: Exhibit B-12, Building F Elevations
Attachment 18: Exhibit B-13, Building F Elevations, cont.
Attachment 19: Exhibit B-14, Building G Elevations
Attachment 20: Exhibit B-15, Building H Elevations
Attachment 21: Exhibit B-16, Building I Elevations
Attachment 22: Exhibit B-17, Building I Elevations, cont.
Attachment 23: Exhibit B-18, Building J Elevations
Attachment 24: Exhibit B-19, Building K Elevations
Attachment 25: Exhibit B-20, Building K Elevations, cont.
Attachment 26: Exhibit B-21, Floor Plan and Elevations for Office Building
Attachment 27: Exhibit C, Landscape Plan
Attachment 28: Floor Plan Buildings A, B, C, and E
Attachment 29: Floor Plans, Buildings D and G
Attachment 30: Floor Plans, Buildings F and H
Attachment 31: Floor Plans, Building I
Attachment 32: Floor Plans, Building J
Attachment 33: Floor Plans, Building K
Attachment 34: Resolution for PPL 2020-02 and VAR 2020-03

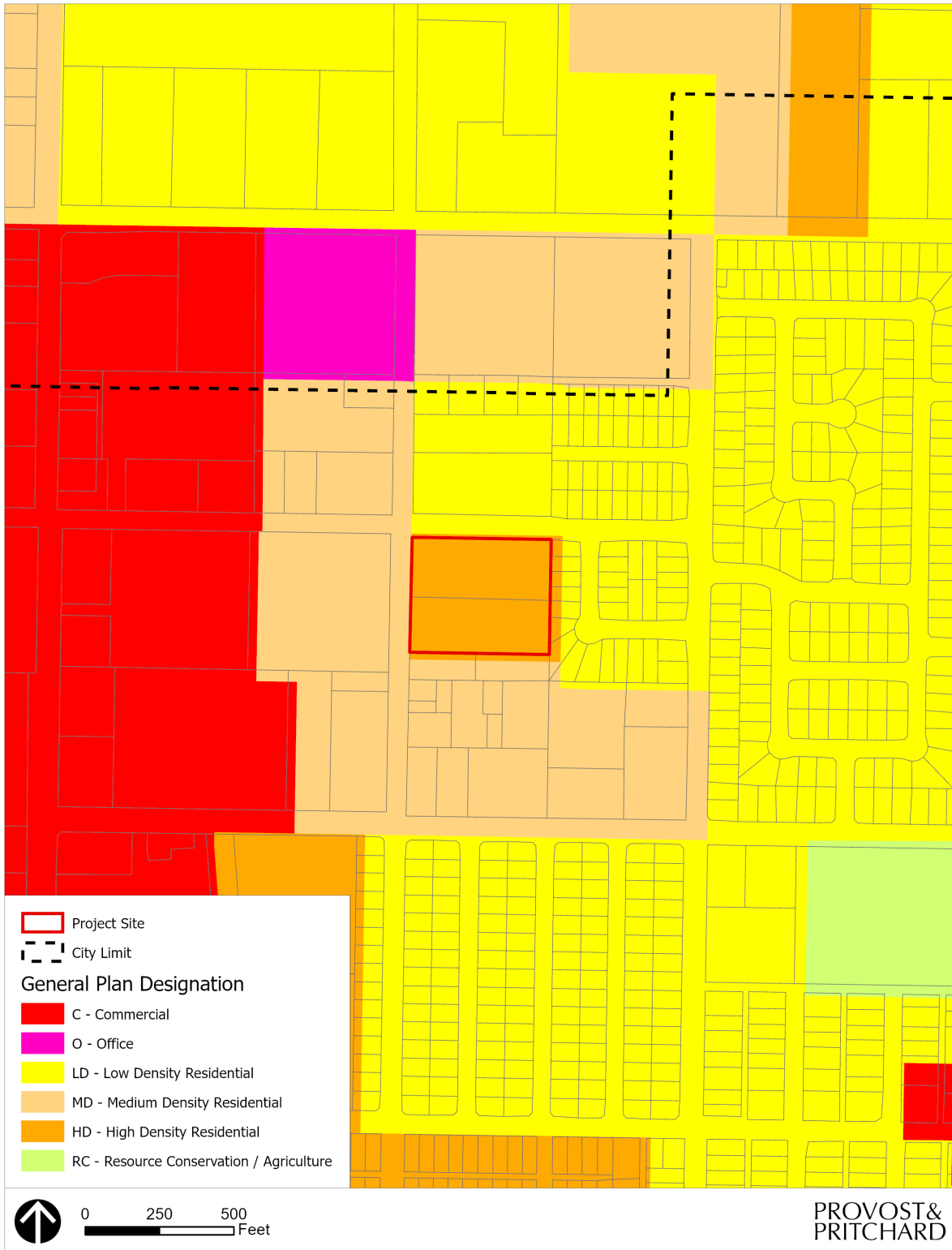
Attachment 1: Vicinity Map



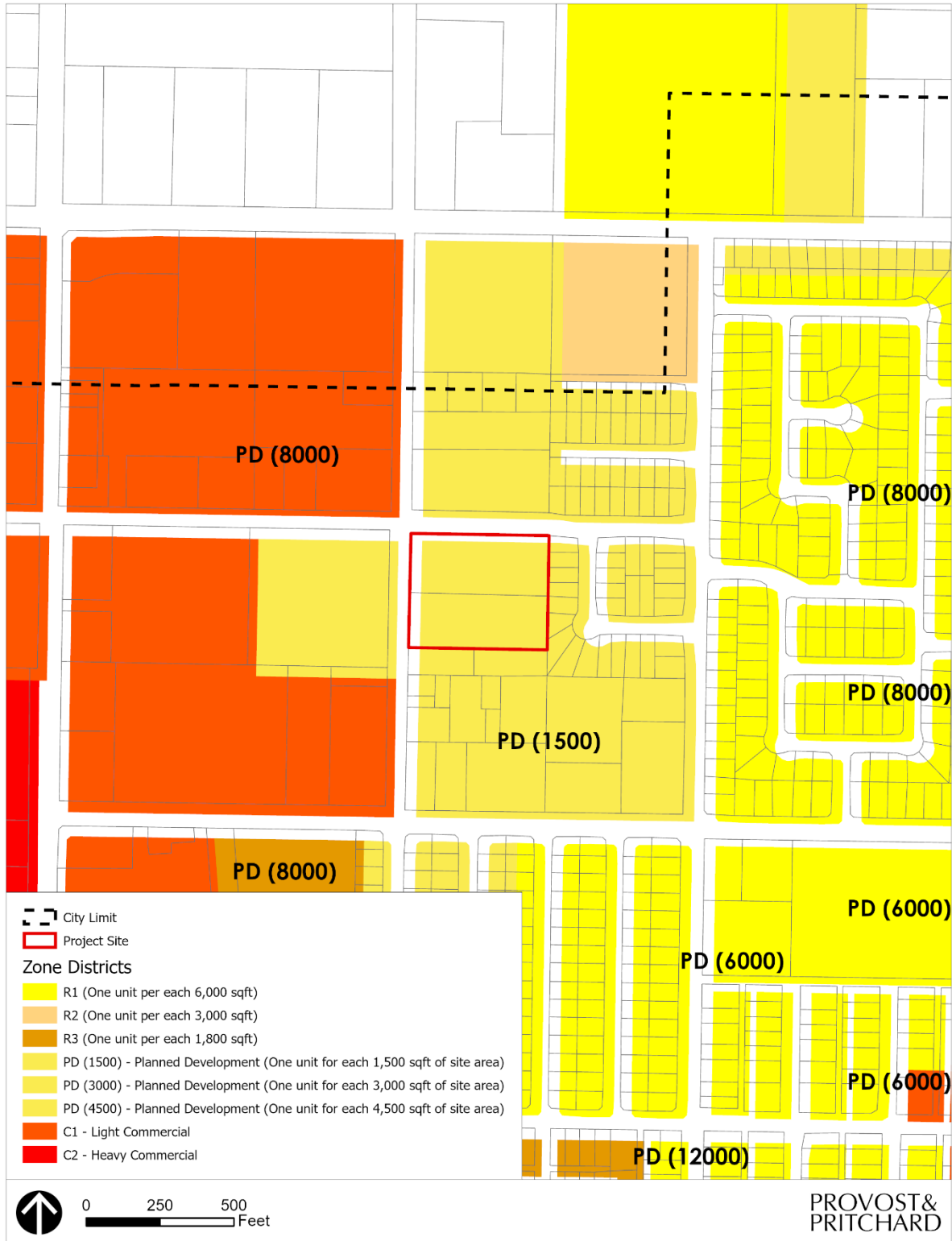
Attachment 2: Aerial Photo



Attachment 3: General Plan Land Use Map



Attachment 4: Zoning Map



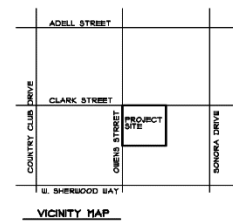
Attachment 5: Exhibit A, Site Plan

LEGAL DESCRIPTION

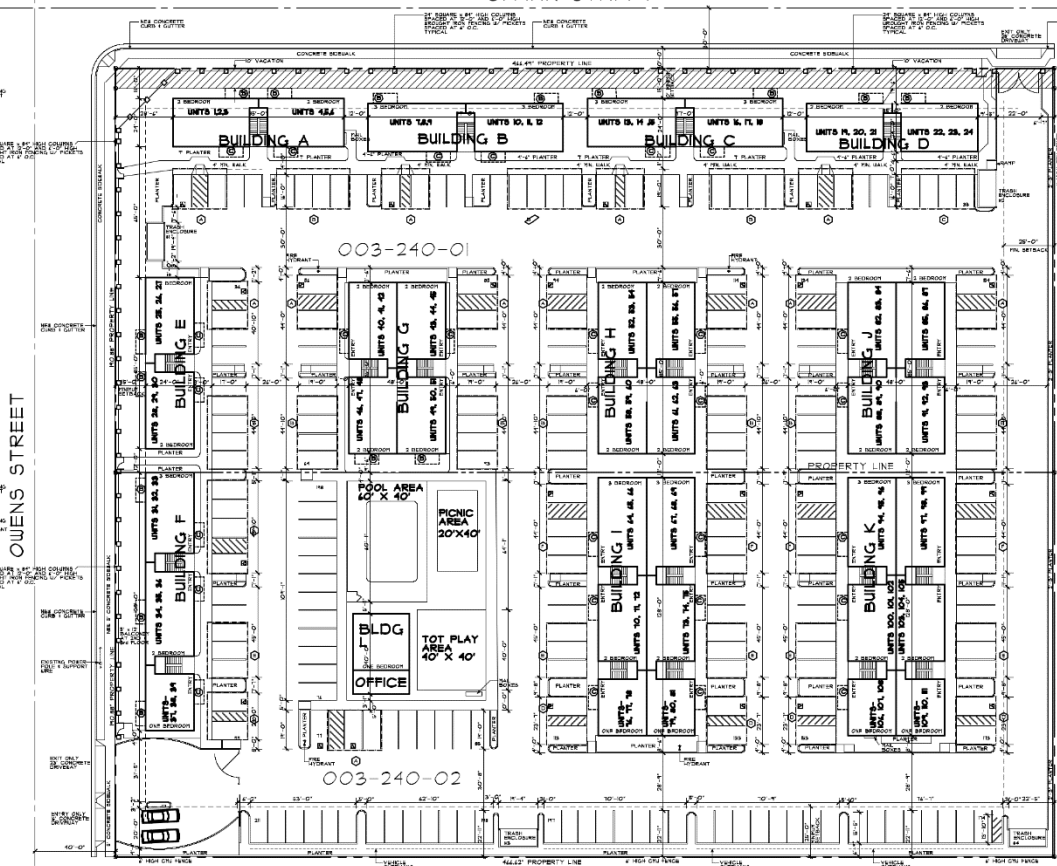
APN: 003-240-001
 APN: 003-240-002
 PARCEL ONE AND TWO OF PARCEL MAP 2494,
 RECORDED MAY 11TH, 1985 IN BOOK 3 PAGE 41
 OF MAPS, MADERA COUNTY RECORDS

SHEET INDEX

SP	SITE PLAN
LP	LANDSCAPING PLAN
A1	FLOOR PLAN - BUILDING A (F, E, B, C)
A2	FLOOR PLAN - BUILDING A (D, H, I, J)
A3	FLOOR PLAN - BUILDING A (K, L)
A4	FLOOR PLAN - BUILDING A (M, N, O, P)
A5	FLOOR PLAN - BUILDING A (Q, R, S, T, U, V, W, X, Y, Z)
A6	FLOOR PLAN - BUILDING B
A7	FLOOR PLAN - BUILDING C
A8	FLOOR PLAN - BUILDING D
A9	FLOOR PLAN - BUILDING E
A10	FLOOR PLAN - BUILDING F
A11	FLOOR PLAN - BUILDING G
A12	FLOOR PLAN - BUILDING H
A13	FLOOR PLAN - BUILDING I
A14	FLOOR PLAN - BUILDING J
A15	FLOOR PLAN - BUILDING K
A16	FLOOR PLAN - BUILDING L
A17	FLOOR PLAN - BUILDING M
A18	FLOOR PLAN - BUILDING N
A19	FLOOR PLAN - BUILDING O
A20	FLOOR PLAN - BUILDING P
A21	FLOOR PLAN - BUILDING Q
A22	FLOOR PLAN - BUILDING R



CLARK STREET



CARPOR LEGEND

DESCRIPTION	SIZE	TOTAL	STALLS	STALLS
1	21' x 30'	10	3	34
2	31' x 30'	10	4	40
3	34' x 30'	1	4	4
4	34' x 30'	1	2	10
5	28' x 30'	1	3	8
6	49' x 30'	1	1	50
		TOTAL COVERED:	13	
		TOTAL UNCOVERED:	13	
		TOTAL PARKING STALLS:	26	

BUILDING LEGEND

DESCRIPTION	NUMBER OF FLOORS	TOTAL SQUARE FEET
BUILDING A	3	4744
BUILDING B	3	4744
BUILDING C	3	4744
BUILDING D	3	4744
BUILDING E	3	4744
BUILDING F	3	1920
BUILDING G	3	1423
BUILDING H	3	1423
BUILDING I	3	20280
BUILDING J	3	1423
BUILDING K	3	20280
BUILDING L	1	150

BEDROOM LEGEND

DESCRIPTION	NUMBER OF BEDROOMS	TOTAL NUMBER OF BEDROOMS	
BUILDING A	3	12	
BUILDING B	3	36	
BUILDING C	3	36	
BUILDING D	3	12	
BUILDING E	3	12	
BUILDING F	3	36	
BUILDING G	3	36	
BUILDING H	3	36	
BUILDING I	3	243	
BUILDING J	3	36	
BUILDING K	3	243	
BUILDING L	1	1	
		TOTAL NUMBER OF BEDROOMS	341

UNIT LEGEND

DESCRIPTION	NUMBER OF UNITS	
1 - BEDROOM	8	
2 - BEDROOM	48	
3 - BEDROOMS	23	
TOTAL UNITS		79

TRASH ENCLOSURE

DESCRIPTION	NUMBER OF UNITS
1 - OFFICE/DORM	1

BALCONY

DESCRIPTION	NUMBER OF UNITS
1 - 6' x 12' BALCONIES AT 2ND & 3RD FLOORS	11
2 - 6' x 12' BALCONIES AT 1ST FLOOR	11

OPEN SPACE AREA

DESCRIPTION	NUMBER OF UNITS	
1 - 6' x 12' BALCONIES AT 2ND & 3RD FLOORS	11	
2 - 6' x 12' BALCONIES AT 1ST FLOOR	11	
TOTAL OPEN SPACE AREA		22

SITE PLAN SCALE: 1" = 20'-0"



DESIGNED DRAFTING
 OFFICE
 1000 N. GARDEN ST., SUITE 100
 SAN ANTONIO, TX 78207
 VINCENT.FALACIOS@GMAIL.COM

PROJECT NO. 2494 - PARCEL MAP 2494
BELLA VITA APARTMENTS
 40321 OWENS STREET, MADERA, CA 95331
 VINCENT.FALACIOS@GMAIL.COM

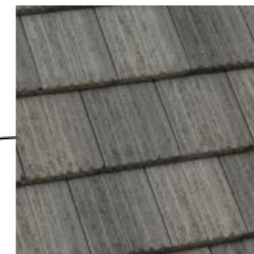


Attachment 6: Exhibit B-1, Elevations Color and Materials Schedule

BELLA VITA APARTMENTS



Light Grey Lap Siding
Argos (SW7065)



Charcoal Tile Roofing



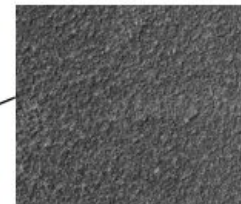
Coffee Brown Railing
Turkish Coffee (SW6076)



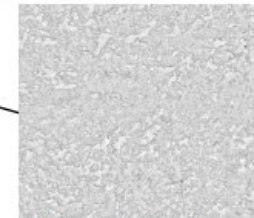
Dovetail (HGSW3473)



Wood Trim and Fascia



Dark Grey Stucco
Web Grey (HGSW1462)



Soft White Stucco
Site White (SW7070)

Attachment 7: Exhibit B-2, Rendered Elevations 1



BUILDING "F" (WEST ELEVATION)



BUILDING "B" & "C" (NORTH ELEVATION)

Attachment 8: Exhibit B-3, Rendered Elevations 2



BUILDING "A" - "D" (NORTH ELEVATION)



BUILDING "E" (WEST ELEVATION)

Attachment 9: Exhibit B-4, Rendered Elevations 3



BUILDING "B" (NORTH ELEVATION)



BUILDING "C" (NORTH ELEVATION)

Attachment 10: Exhibit B-5, Rendered Elevations 4



BUILDING "K"(WEST ELEVATION)



BUILDING "J" (WEST ELEVATION)

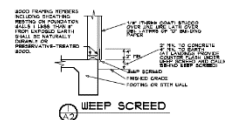
Attachment 11: Exhibit B-6, Street View Elevations 1



BUILDING E
WEST ELEVATION

BUILDING F
WEST ELEVATION

OWENS STREET



FINISH LEGEND

- ① GYPSUM BOARD, GYPSUM JOINTS TYPICAL
- ② 1/2" GYPSUM BOARD, GYPSUM JOINTS TYPICAL
- ③ 5/8" GYPSUM BOARD, GYPSUM JOINTS TYPICAL
- ④ 1/2" GYPSUM BOARD, GYPSUM JOINTS TYPICAL
- ⑤ 5/8" GYPSUM BOARD, GYPSUM JOINTS TYPICAL
- ⑥ 1/2" GYPSUM BOARD, GYPSUM JOINTS TYPICAL
- ⑦ FINISH BOARD

COLOR LEGEND

- ROOFING: GUNN CORNING AGED COPPER
- SPUCCO: MAYAJO BEIGE
- CERAMICAL: MAYAJO BEIGE
- WOOD: SUE
- FASCIA BOARD: LEATHERED PINK



BUILDING A & D
NORTH ELEVATION

BUILDING B & C
NORTH ELEVATION



BUILDING D
NORTH ELEVATION

BUILDING C
NORTH ELEVATION

BUILDING B
NORTH ELEVATION

BUILDING A
NORTH ELEVATION

CLARK STREET

PROPOSED MULTI-FAMILY APARTMENTS FOR:
BELLA VITA APARTMENTS
 OWNER: SERGIO NAKES
 MAILING ADDRESS: 2501N EDGEWATER LANE, VALENCIA CA 93555
 PHONE: (818) 790-4340
 SITE ADDRESS:
 OWENS STREET & CLARK STREET, MADERA, CA 93638

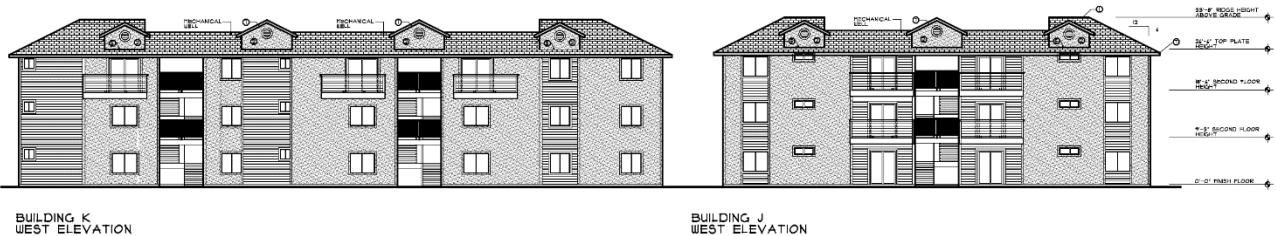
DESIGNED DRAFTING
 5100 N. 4TH SUITE 112 HIRSHNO, CA 93110
 Office: (559) 491-5753 Cell: (559) 403-4238
 * VINCENT PALACIOS *
 VINCENTPALACIOS@ERSYAHDD.COM



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 Charles Engineering Group
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 FREED, CA 93710
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DRAWN BY:
VINCENT PALACIOS
 DATE:
JUNE 2020
 SCALE:
1/8" = 1'-0"
 REVISION DATE:
MARCH 4, 2020
 SHEET NUMBER:
A8

Attachment 12: Exhibit B-7, Street View Elevations 2

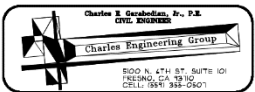


BUILDING K
WEST ELEVATION

BUILDING J
WEST ELEVATION

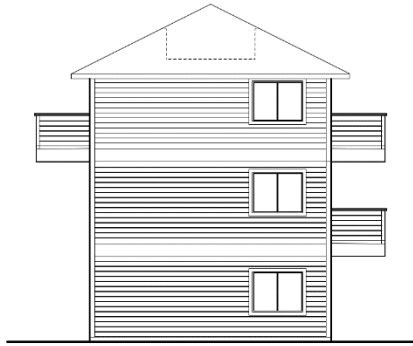
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 CENTER BERGLO NUMBER
 RAILING ADDRESS: 2701 EDGEWATER LANE, VALENCIA CA 93688
 PHONE: (888) 950-2840
 SITE ADDRESS
 OWENS STREET & CLARK STREET, MADERA, CA 93638

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 VINCENTPALACIOS41ERS@YAHOO.COM



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DATE	JUNE 2020
SCALE	AS SHOWN
REVISION DATE:	PROJECT NUMBER:
A9	

Attachment 13: Exhibit B-8, Building A Elevations



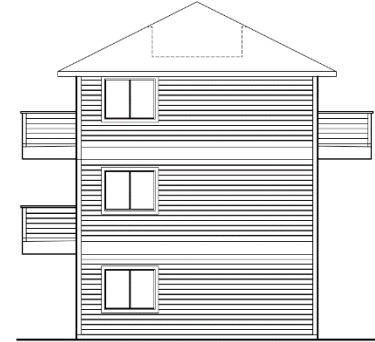
BUILDING A
EAST ELEVATION



BUILDING A
NORTH ELEVATION



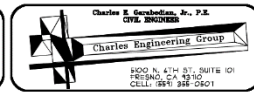
BUILDING A
SOUTH ELEVATION



BUILDING A
WEST ELEVATION

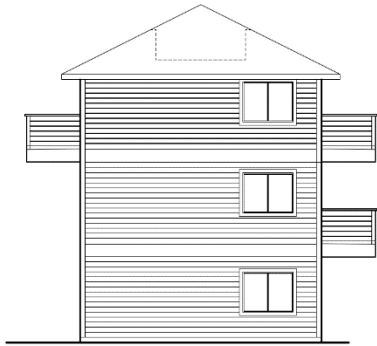
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BELLA VITA APARTMENTS
 CENTER STREET, MADERA
 PARCEL ADDRESS: 270M EDGEMATER LANE, VALENCIA, CA 93555
 PHONE: (999) 930-4340
 SITE ADDRESS:
OWENS STREET & CLARK STREET, MADERA, CA 93638

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DATE	JUNE 2020
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BY:	EVETT/SPINALE
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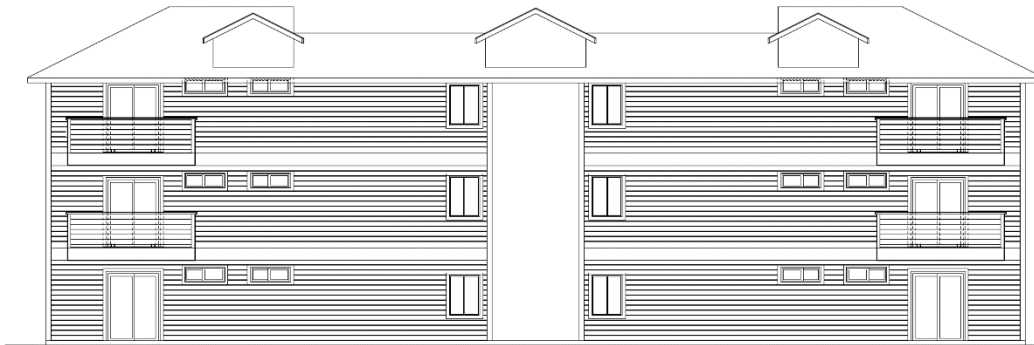
Attachment 14: Exhibit B-9, Buildings B and C Elevations



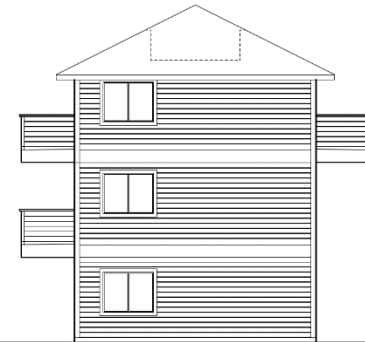
BUILDING B & C
EAST ELEVATION



BUILDING B & C
SOUTH ELEVATION



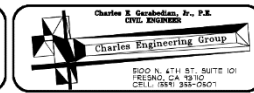
BUILDING B & C
NORTH ELEVATION



BUILDING B & C
WEST ELEVATION

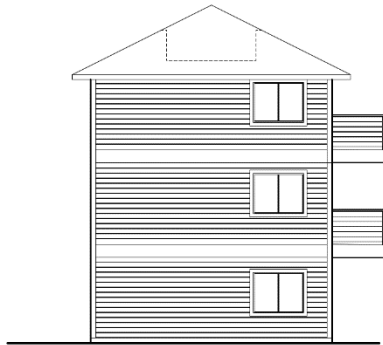
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BELLA VITA APARTMENTS
 OWNER: SERGIO RUBIN
 MAILING ADDRESS: 2041 EDGEWATER LANE, VALENCIA, CA 93548
 PHONE: (818) 150-4360
 SITE ADDRESS
OUIENS STREET & CLARK STREET, MADERA, CA 93638

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CHECKED BY	
DATE	JUNE 2020
SCALE	AS SHOWN
REVISION DATE	
PROJECT NUMBER	FRANCH 002
All	

Attachment 15: Exhibit B-10, Building D Elevations



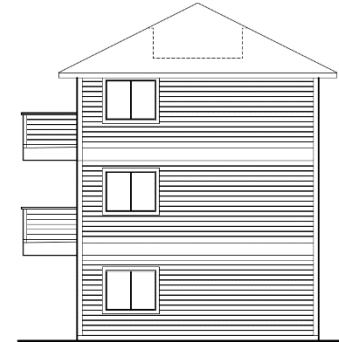
BUILDING D
EAST ELEVATION



BUILDING D
NORTH ELEVATION



BUILDING D
SOUTH ELEVATION



BUILDING D
WEST ELEVATION

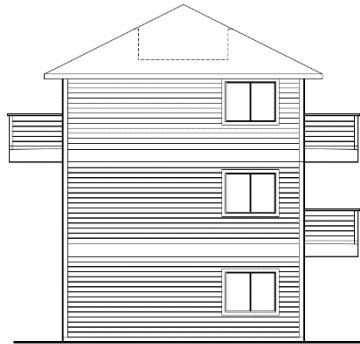
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BELLA VITA APARTMENTS
 OWNER: SERGIO MENDEZ
 MAILING ADDRESS: 2704 EDGEWATER LANE, VALENCIA, CA 93548
 PHONE: (559) 930-1280
 SITE ADDRESS
OWENS STREET & CLARK STREET, MADERA, CA 93438

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 8100 N. 4TH ST. SUITE 112, FRESNO, CA 93710
 OFFICE: (559) 497-5753 CALL: (559) 503-4238
 * VINCENT PALACIOS *
 VINCENTPALACIOS@ERSYAHOO.COM



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 VINCENT PALACIOS
 DATE:
 JAN 2020
 SCALE:
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 REVISION DATE:
 MARCH 8, 2020
 SHEET NUMBER:
A12

Attachment 16: Exhibit B-11, Building E Elevations



BUILDING E
SOUTH ELEVATION



BUILDING E
WEST ELEVATION



BUILDING E
EAST ELEVATION



BUILDING E
NORTH ELEVATION

PROPOSED MULTIFAMILY APARTMENTS FOR
BELLA VITA APARTMENTS
 OWNER: SERGIO MANT
 CALLING ADDRESS: 2704 EDGEWATER LANE, VALENCIA CA 9355
 PHONE: (818) 930-4240
 SITE ADDRESS
OWENS STREET & CLARK STREET, MADERA, CA 93638

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*** VINCENT PALACIOS ***
 VINCENT.PALACIOS@ERSBYA100.COM

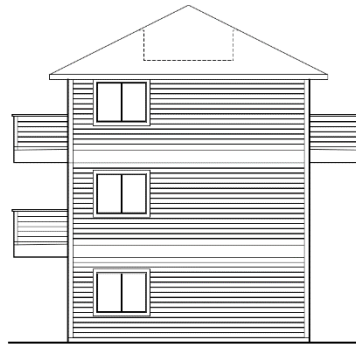


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 VINCENT PALACIOS
 DATE
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 SCALE
 AS NOTED
 REVISION DATE
 MARCH 4, 2020
 SHEET NUMBER
A13

Attachment 17: Exhibit B-12, Building F Elevations



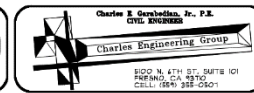
BUILDING F
EAST ELEVATION



BUILDING F
NORTH ELEVATION

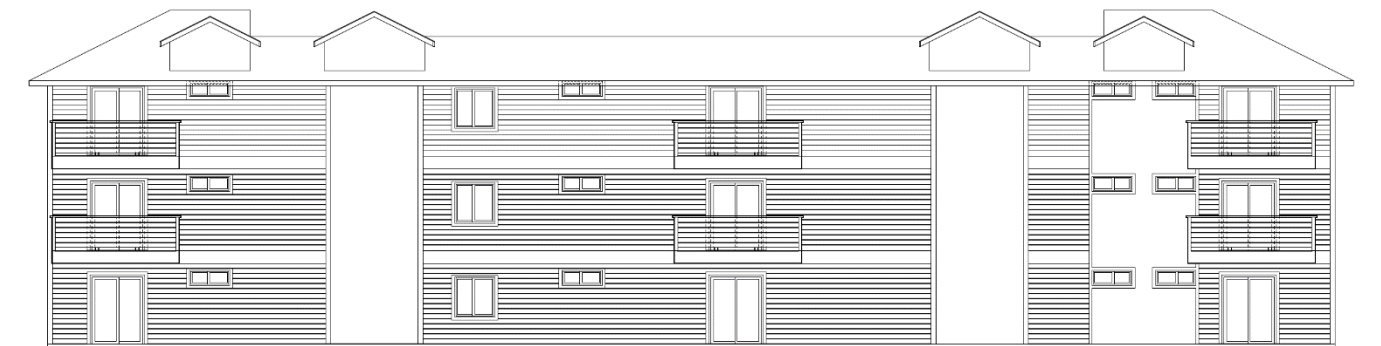
PROPOSED MULTI-FAMILY APARTMENTS FOR:
BELLA VITA APARTMENTS
 OWNER: SERGIO VAREZ
 MAILING ADDRESS: 2704 EDGEMASTER LANE, VALENCIA, CA 93535
 PHONE: (888) 930-4340
 SITE ADDRESS:
OWENS STREET & CLARK STREET, MADERA, CA 93638

DESIGNED DRAFTING
 5100 N. 4TH SUITE 102 FRESNO, CA 93710
 Office: (569) 497-8783 Cell: (569) 903-4238
 * VINCENT PALACIOS *
 VINCENTPALACIOS418R59YAHOO.COM



DRAWN BY	VINCENT PALACIOS
DATE	JUNE 2020
SCALE	AS NOTED
REVISION DATE:	MARCH 11, 2021
SCALE	AS NOTED
A14	

Attachment 18: Exhibit B-13, Building F Elevations, cont.



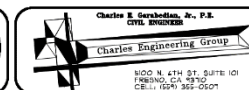
BUILDING F
WEST ELEVATION



BUILDING F
SOUTH ELEVATION

PROPOSED MULTI-FAMILY APARTMENTS FOR:
BELLA VITA APARTMENTS
 OWNER: SURECO NINEZ
 MAILING ADDRESS: 2700 EDGEWATER LANE, VALENCIA CA 93558
 PHONE: (888) 930-8840
 SITE ADDRESS:
 OWENS STREET & CLARK STREET, MADERA, CA 93638

DESIGNED DRAFTING
 5100 N. 4TH ST. SUITE 101 FRESNO, CA 93703
 Office: (589) 491-5753 Cell: (589) 903-4238
 * VINCENT PALACIOS *
 VINCENT.PALACIOS@MERSFYAHO.COM



DRAWN BY: VINCENT PALACIOS
 DATE: APRIL 2020
 SCALE: AS NOTED
 REVISION DATE: MARCH 11, 2020
 SHEET NUMBER: A15

Attachment 19: Exhibit B-14, Building G Elevations



BUILDING G
SOUTH ELEVATION



BUILDING G
NORTH ELEVATION



BUILDING G
WEST & EAST ELEVATION

PROPOSED MULTI-FAMILY APARTMENTS FOR
BELLA VITA APARTMENTS
 OWNER: SERGIO SUAREZ
 MAILING ADDRESS: 2101 EGGMATER LANE, VALENCIA, CA 93688
 PHONE: (888) 500-1240
 SITE ADDRESS
OWENS STREET & CLARK STREET, MADERA, CA 93638

DESIGNED DRAFTING
 5100 N. 4TH SUITE 112 FRESNO, CA 93710
 Office: (559) 497-5123 Cell: (559) 903-4238
 * VINCENT PALACIOS *
 VINCENTPALACIOS@ERSYAHOO.COM

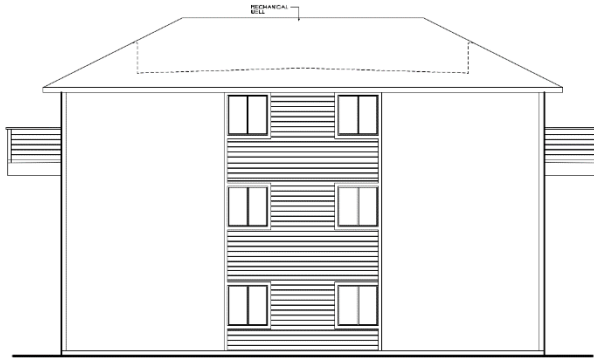


Charles E. Swartz, Jr., P.E.
CIVIL ENGINEER
 Charles Engineering Group
 5100 N. 4TH ST. SUITE 101
 FRESNO, CA 93710
 CELL: (559) 384-0507

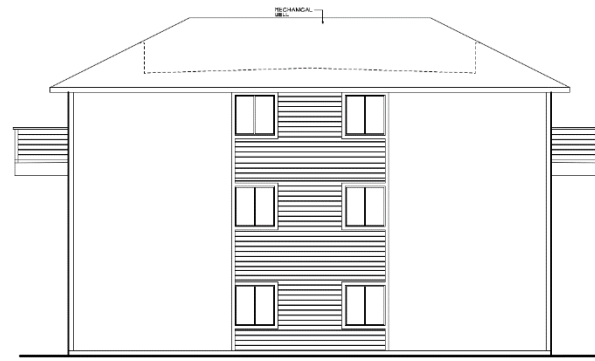
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DATE	
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AS NOTED	
REVISION DATE	
REVISION	
STAFF	KURSA

A16

Attachment 20: Exhibit B-15, Building H Elevations



BUILDING H
SOUTH ELEVATION



BUILDING H
NORTH ELEVATION



BUILDING H
WEST & EAST ELEVATION

PROPOSED 10 UNIT, FAMILY APARTMENTS FOR
BELLA VITA APARTMENTS
 OWNER: SERGIO VAREZ
 MAILING ADDRESS: 2101 EDGEWATER LANE, VALLEJO CA 94588
 PHONE: 925-930-4340
 SITE ADDRESS
OWENS STREET & CLARK STREET, MADERA, CA 93438

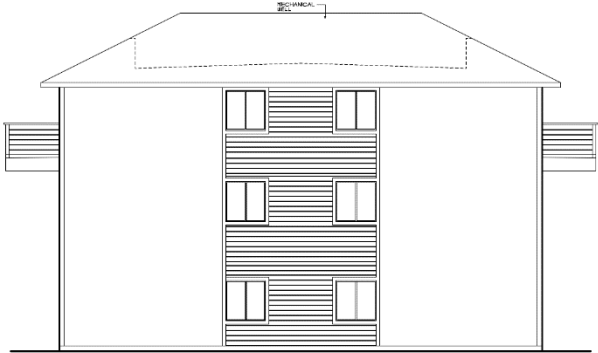
DESIGNED DRAFTING
 8100 N. 4TH SUITE 112 FRESNO, CA 93710
 OFFICE: (559) 471-8753 Cell: (559) 403-4238
 * VINCENT PALACIOS *
 VINCENTPALACIOS@ERSBYAHOO.COM



Charles S. Goodwin, Jr., P.E.
Charles Engineering Group
 8100 N. 4TH ST., SUITE 101
 FRESNO, CA 93710
 CELL: (559) 338-0501

DESIGN BY	VINCENT PALACIOS
DATE	JUNE 2020
SCALE	AS NOTED
DIVISION DATE	
DRAWN & CHECKED	AIT

Attachment 21: Exhibit B-16, Building I Elevations



BUILDING I
NORTH ELEVATION



BUILDING I
EAST ELEVATION

PROPOSED MULTI-FAMILY APARTMENTS FOR
BELLA VITA APARTMENTS
 GENERAL DESIGN NUMBER
 MAILING ADDRESS: 2701 EDGEWATER LANE, VALENCIA CA 93583
 PHONE: (888) 350-4340
 SITE ADDRESS
OWENS STREET & CLARK STREET, MADERA, CA 93438

DESIGNED DRAFTING
 500 N. 4TH SUITE 101 FRESNO, CA 93710
 OFFICE: (559) 471-8783 Cell: (559) 403-4238
 * VINCENT PALACIOS *
 VINCENTPALACIOS@ERSYAHOO.COM



Charles E. Gershwin, Jr., P.E.
CH2 ENGINEERS

 Charles Engineering Group
 500 N. 4TH ST. SUITE 101
 FRESNO, CA 93710
 CELL: (559) 332-0501

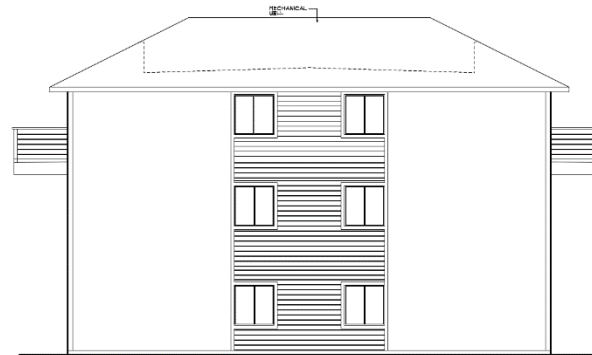
DRAWN BY	VINCENT PALACIOS
SITE	
SCALE	AS NOTED
REVISION DATE	MARCH 4, 2021
DATE	
BY	

A18

Attachment 22: Exhibit B-17, Building I Elevations, cont.



BUILDING I
WEST ELEVATION



BUILDING I
SOUTH ELEVATION

PROPOSED MULTI-FAMILY APARTMENTS FOR:
BELLA VITA APARTMENTS
OWNER: DESIGN 10002
MAILING ADDRESS: 2704 EDGEWATER LANE, VALENCIA CA 9355
PHONE: 888-930-4340
SITE ADDRESS:
OWENS STREET & CLARK STREET, MADERA, CA 93438

DESIGNED DRAFTING
8100 N. 4TH SUITE 112 FRESNO, CA 93710
OFFICE: (559) 491-5153 Cell: (559) 403-4238
* VINCENT PALACIOS *
VINCENT.PALACIOS@MERSBYAHO.COM

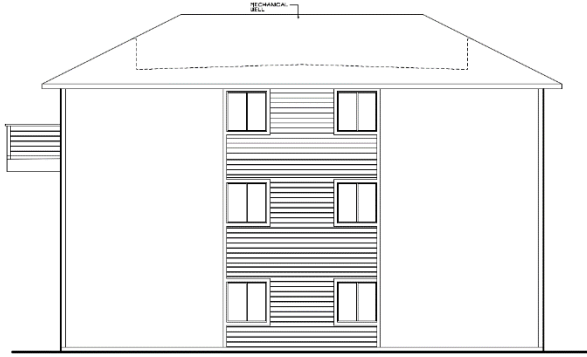


Charles E. Dumbauld, Jr., P.E.
Charles Engineering Group
8100 N. 4TH ST., SUITE 101
FRESNO, CA 93710
CELL: 887-388-0807

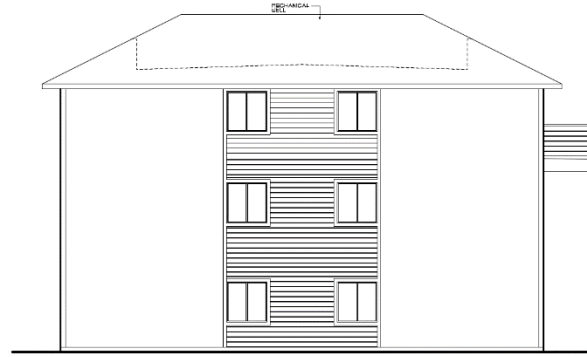
DRAWN BY	VINCENT PALACIOS
CHECKED BY	JAN 2020
SCALE	AS NOTED
REVISION DATE	MARCH 8, 2020
DESIGNED BY	SHREY KUNDEK

A19

Attachment 23: Exhibit B-18, Building J Elevations



BUILDING J
SOUTH ELEVATION



BUILDING J
NORTH ELEVATION



BUILDING J
WEST & EAST ELEVATION

PROPOSED MULTI-FAMILY APARTMENTS FOR:
BELLA VITA APARTMENTS
 OFFICE: 3000 N. 4TH ST., FRESNO, CA 93710
 MAILING ADDRESS: 2101 RIDGEBLATH LANE, VALUENIA CA 93555
 PHONE: (561) 930-4340
 SITE ADDRESS:
OWENS STREET & CLARK STREET, MADERA, CA 93638

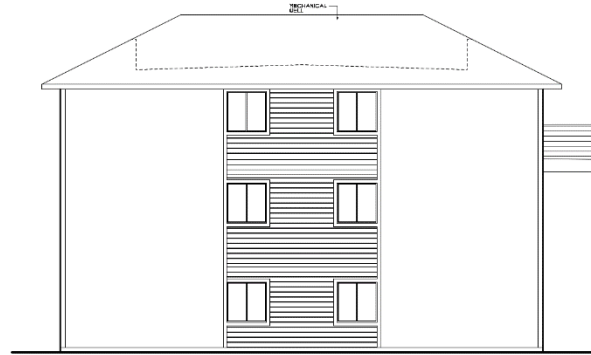
DESIGNED DRAFTING
 5100 N. 4TH SUITE 112 FRESNO, CA 93710
 OFFICE: (561) 441-5153 Cell: (561) 403-4238
 * VINCENT PALACIOS *
 VINCENT.PALACIOS@FRESNOYAHOO.COM



Charles E. Guadalupe, Jr., P.E.
 CIVIL ENGINEER
Charles Engineering Group
 5100 N. 4TH ST. SUITE 101
 FRESNO, CA 93710
 CELL: (561) 335-0201

DRAWN BY
 VINCENT PALACIOS
 DATE
 JAN 2020
 SCALE
 AS NOTED
 REVISION DATE
 NUMBER
 FIRST REVISION
A20

Attachment 24: Exhibits B-19, Building K Elevations



BUILDING K
NORTH ELEVATION



BUILDING K
EAST ELEVATION

PROPOSED MULTI-FAMILY APARTMENTS FOR:
BELLA VITA APARTMENTS
 OWNER: SERGIO RAMET
 MAILING ADDRESS: 210M EDGEWATER LANE, VALENCIA CA 93604
 PHONE: (561) 950-4340
 SITE ADDRESS:
OWENS STREET | CLARK STREET, MADERA, CA 93638

DESIGNED DRAFTING
 5100 N. 4TH SUITE 112 FRESNO, CA 93710
 Office: (559) 491-8153 Cell: (559) 403-4238
 * VINCENT PALACIOS *
 VINCENTPALACIOS@ERSBYA100.COM



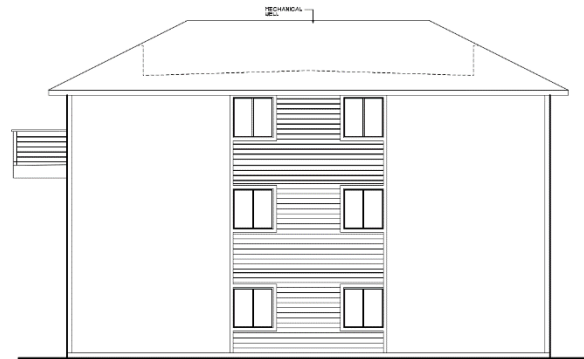
Charles E. Garabedian, P.E.
 Civil Engineer
Charles Engineering Group
 5100 N. 4TH ST., SUITE 101
 FRESNO, CA 93710
 CELL: (561) 398-0801

DRAWN BY	VINCENT PALACIOS
CITY	FRESNO
DATE	JAN 2020
SCALE	AS NOTED
REVISION DATA	
FIGURE & SHEET	FIGURE 4 202
DRAWING NUMBER	
A21	

Attachment 25: Exhibit B-20, Building K Elevations, cont.



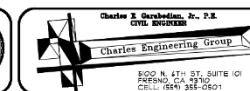
BUILDING K
WEST ELEVATION



BUILDING K
SOUTH ELEVATION

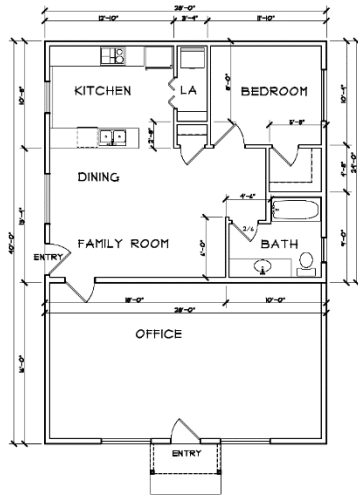
PROPOSED 124TH FAMILY APARTMENTS FOR
BELLA VITA APARTMENTS
 OWNER: SERGIO MUNEZ
 MAILING ADDRESS: 2704 EDGEWATER LANE, VALENCIA, CA 93548
 PHONE: (818) 130-1240
 SITE ADDRESS
OWENS STREET & CLARK STREET, MADERA, CA 93438

DESIGNED DRAFTING
 5100 N. 4TH SUITE 112 PRESNO, CA 93710
 Office: (561) 497-6753 Call: (561) 503-4238
 * VINCENT PALACIOS *
 VINCENTPALACIOS@ERSBYAHOO.COM

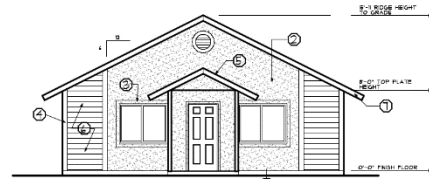


DRAWN BY
 VINCENT PALACIOS
 DATE
 JUNE 2020
 SCALE
 AS NOTED
 REVISION DATE:
 MARCH 4, 2020
 SHEET NUMBER
A22

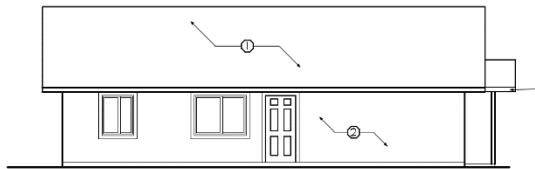
Attachment 26: Exhibit B-21, Floor Plan and Elevations for Office Building



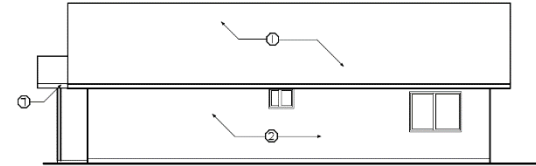
1 BEDROOM
W/ OFFICE 952 S.F.
BUILDING L



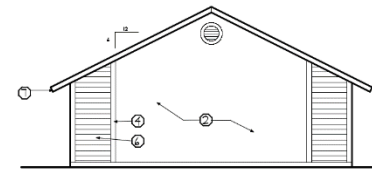
SOUTH ELEVATION



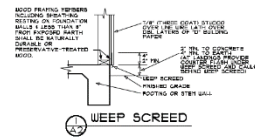
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEEP SCREED

FINISH LEGEND

- ① EXTERIOR FINISH: QUARTZ CORNER BOARD WITH 1/4\"/>
- ② 1 COAT STUCCO SYSTEM BY PERI SYSTEMS: STUCCO, PAPER & WEAP CORNER BOARD
- ③ 2\"/>
- ④ 1\"/>
- ⑤ FLASH AND COUNTER FLASH
- ⑥ JAMB LINING OR EQUAL, 1/4\"/>
- ⑦ FASCIA BOARD

COLOR LEGEND

- ROOFING: QUARTZ CORNER AGED COPPER
- STUCCO: MAYAID BEIGE
- HORIZONTAL LATH BOARD: MAYAID BEIGE
- WOOD: ARTIC WHITE
- FASCIA BOARD: HEATHERED ROSS

PROPOSED 101ST - HAVELY APARTMENTS FOR
BELLA VITA APARTMENTS
 OWNER: SINGO INVEST
 RAISING ADDRESS: 201 EDGEWATER LANE, VALENCIA CA 93684
 PHONE: 888-990-2840
 SITE ADDRESS
OWENS STREET & CLARK STREET, MADERA, CA 93638

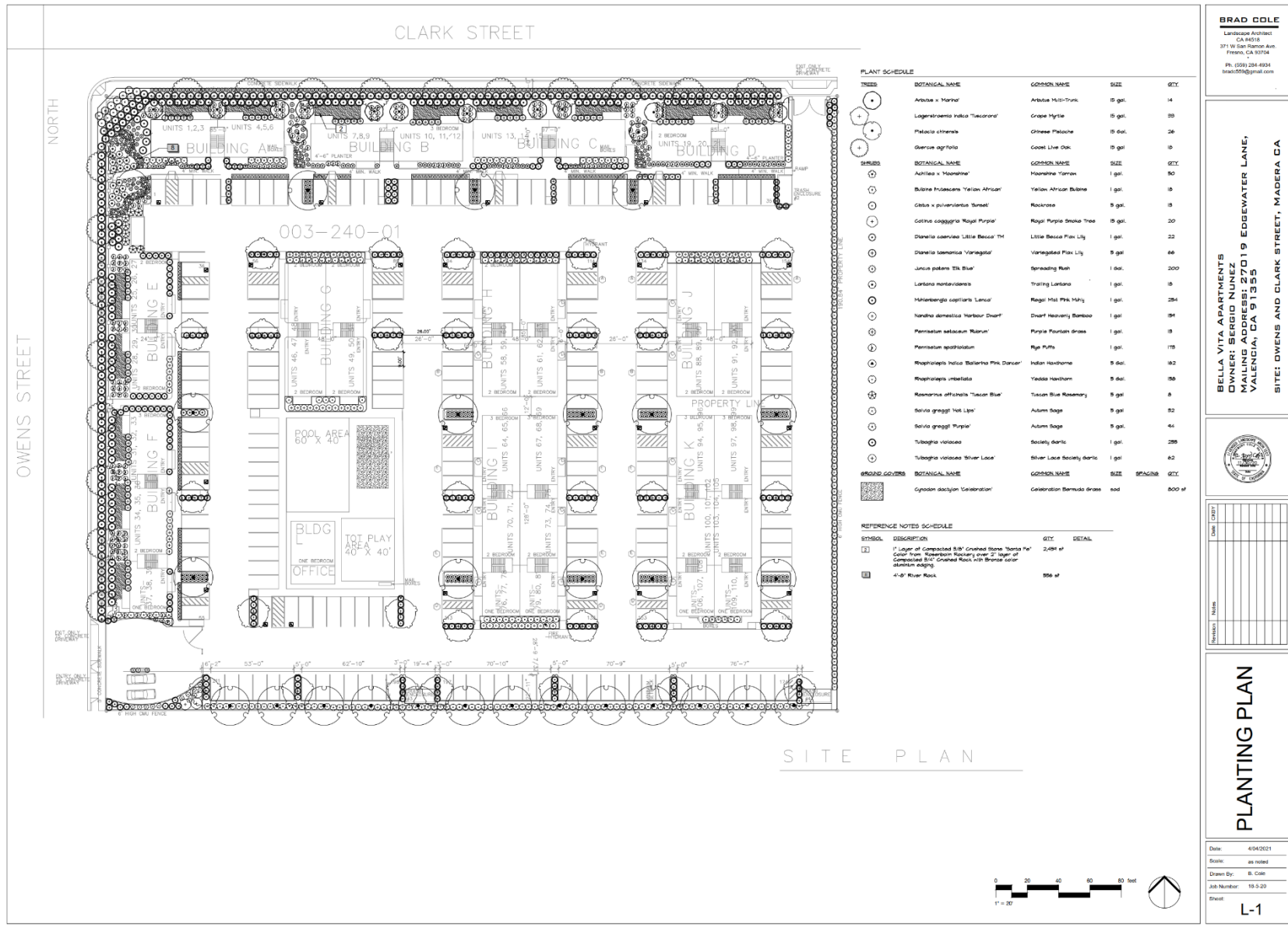
DESIGNED DRAFTING
 8100 N. 4TH SUITE 172 FRESNO, CA 93710
 Office: (554) 491-5153 Cell: (554) 903-4238
*** VINCENT PALACIOS ***
 VINCENT.PALACIOS@ERSYTAHOO.COM



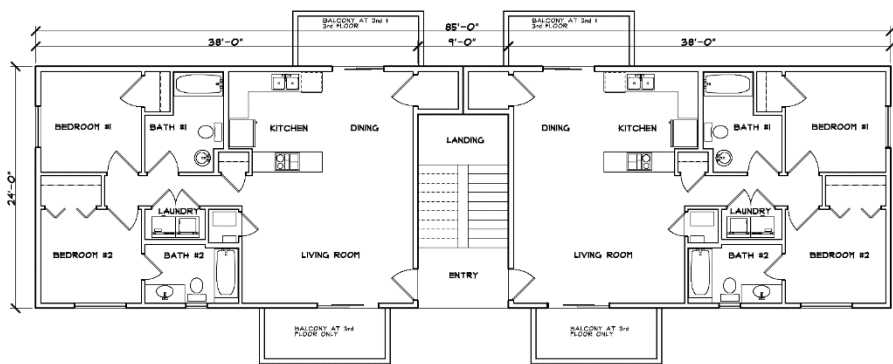
Charles E. Garabedian, Jr., P.E.
 CIVIL ENGINEER
Charles Engineering Group
 8100 N. 4TH ST. SUITE 101
 FRESNO, CA 93710
 CELL: 888-384-0607

DESIGN BY
 VINCENT PALACIOS
 DATE
 04.11.2020
 SCALE
 AS SHOWN
 REVISION DATE
 NUMBER & BY
 SHEET NUMBER
A7

Attachment 27: Exhibit C, Landscape Plan



Attachment 28: Floor Plans, Building A, B, C, and E

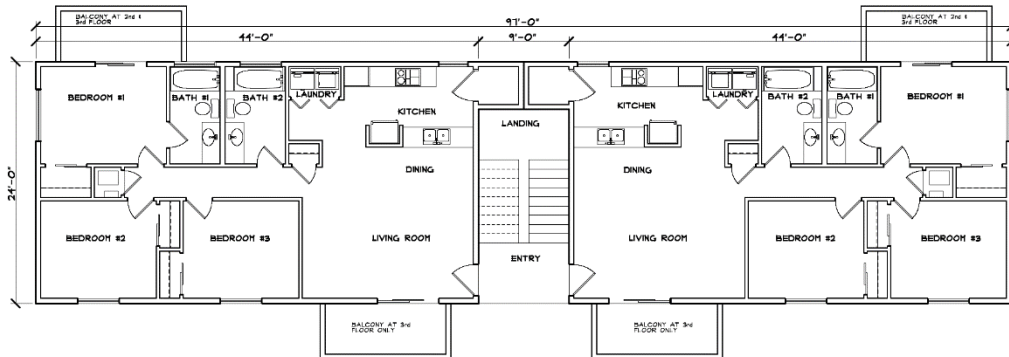


STAIRWELL AREA - 173 S.F.
 TOTAL CONDITIONED AREA - 5,598 S.F.
 3- STORY BUILDING A & E

BUILDING 'A'



BUILDING 'E'



STAIRWELL AREA - 173 S.F.
 TOTAL CONDITIONED AREA - 6,462 S.F.
 3- STORY BUILDING B & C



PROPOSED MULTI-FAMILY APARTMENTS FOR
BELLA VITA APARTMENTS
 QUENS STREET MARKET
 TRADING ADDRESS: 3704 EDgewater Lane, Valencia, CA 93585
 PHONE: 888-500-2840
 SITE ADDRESS
 QUENS STREET & CLARK STREET, MADERA, CA 93638

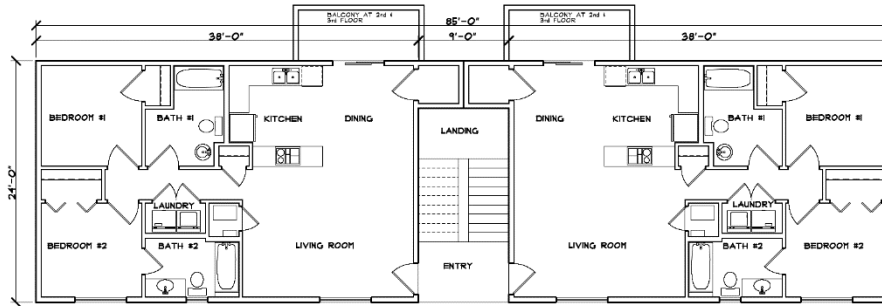
DESIGNED DRAFTING
 5100 N. 4TH SUITE 112 PRESNO, CA 95110
 Office: (559) 491-5153 Cell: (559) 403-4238
 * VINCENT PALACIOS *
 VINCENTPALACIOS4@RSYAH100.COM



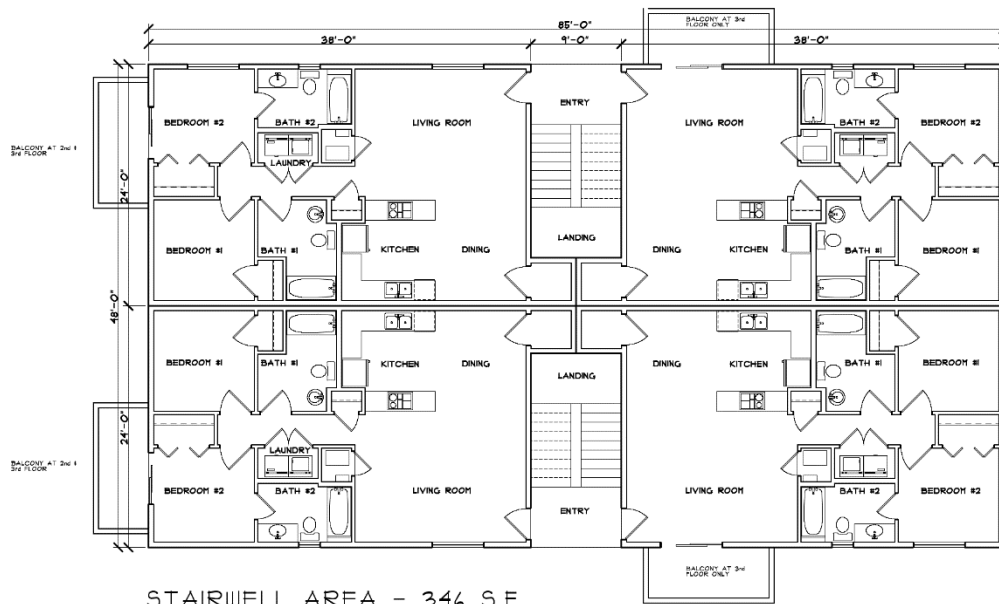
Charles E. Gumbel, Jr., P.E.
 CIVIL ENGINEER
Charles Engineering Group
 5100 N. 4TH ST. SUITE 101
 PRESNO, CA 95110
 CELL: (559) 387-0501

DRAWN BY	VINCENT PALACIOS
DATE	04/15/2021
SCALE	AS SHOWN
REVISION DATE:	W/REV # 002
FILE NUMBER	21-0001
AI	

Attachment 29: Floor Plans, Buildings D and G



STAIRWELL AREA - 173 S.F.
 TOTAL CONDITIONED AREA - 5,598 S.F.
 3- STORY BUILDING D

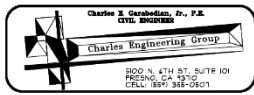


STAIRWELL AREA - 346 S.F.
 TOTAL CONDITIONED AREA - 11,196 S.F.
 3- STORY BUILDING G



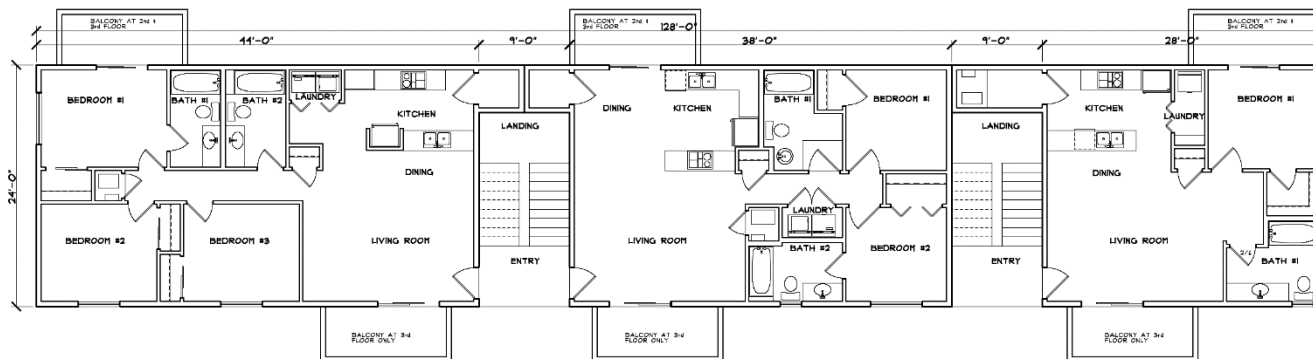
PROPOSED MULTI-FAMILY APARTMENTS FOR
BELLA VITA APARTMENTS
 OWNER: SERRA HOMES
 PARKING ADDRESS: 2104 EDGEMASTER LANE, VALENCIA, CA 93608
 PHONE: 888-930-4240
 SITE ADDRESS
 OWENS STREET & CLARK STREET, MADERA, CA 93438

DESIGNED DRAFTING
 8100 N. 4TH SUITE 112 FRESNO, CA 93710
 OFFICE: (559) 471-5153 Cell: (559) 403-4238
 * VINCENT PALACIOS *
 VINCENT.PALACIOS@KERSYTAHOO.COM

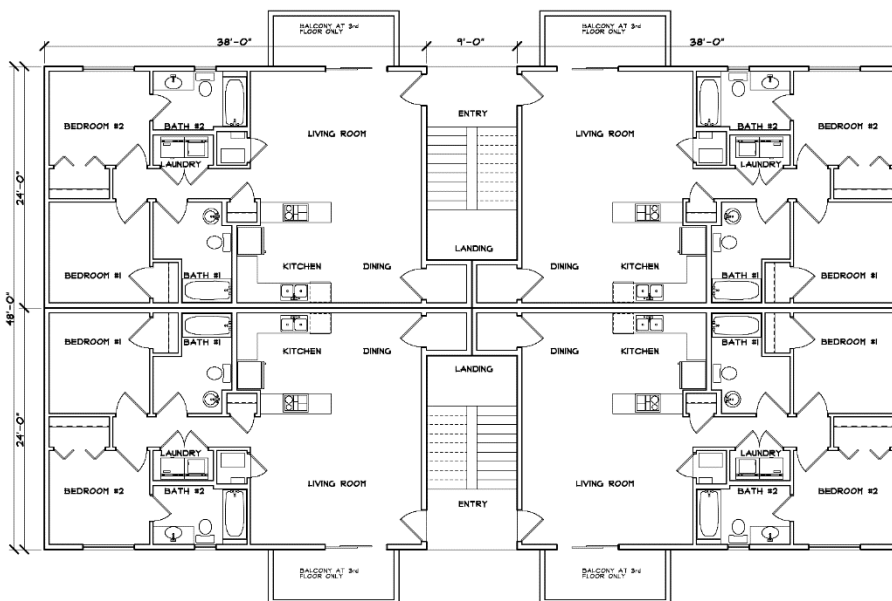


DRAWN BY	VINCENT PALACIOS
DATE	JUNE 2022
REVISION	AS NOTED
REVISION DATE	MARCH 8, 2021
DATE / NUMBER	08/10/2021 / 001
A2	

Attachment 30: Floor Plans, Buildings F and H



STAIRWELL AREA - 346 S.F.
 TOTAL CONDITIONED AREA - 8,115 S.F.
 3- STORY BUILDING F



STAIRWELL AREA - 346 S.F.
 TOTAL CONDITIONED AREA - 11,196 S.F.
 3- STORY BUILDING H

PROPOSED MULTI-FAMILY APARTMENTS FOR:
BELLA VITA APARTMENTS
 CORNER SHERIDAN BLVD
 RAILING ADDRESS: 2101 EDGEWATER LANE, VALENCIA, CA 9366
 PHONE: (888) 190-4340
 SITE ADDRESS
 OUEENS STREET & CLARK STREET, MADERA, CA 93638

DESIGNED DRAFTING
 8100 N. 4TH SUITE 172 FRESNO, CA 93710
 Office: (559) 491-5153 Cell: (559) 903-4238
 * VINCENT PALACIOS *
 VINCENTPALACIOS4@GMAIL.COM

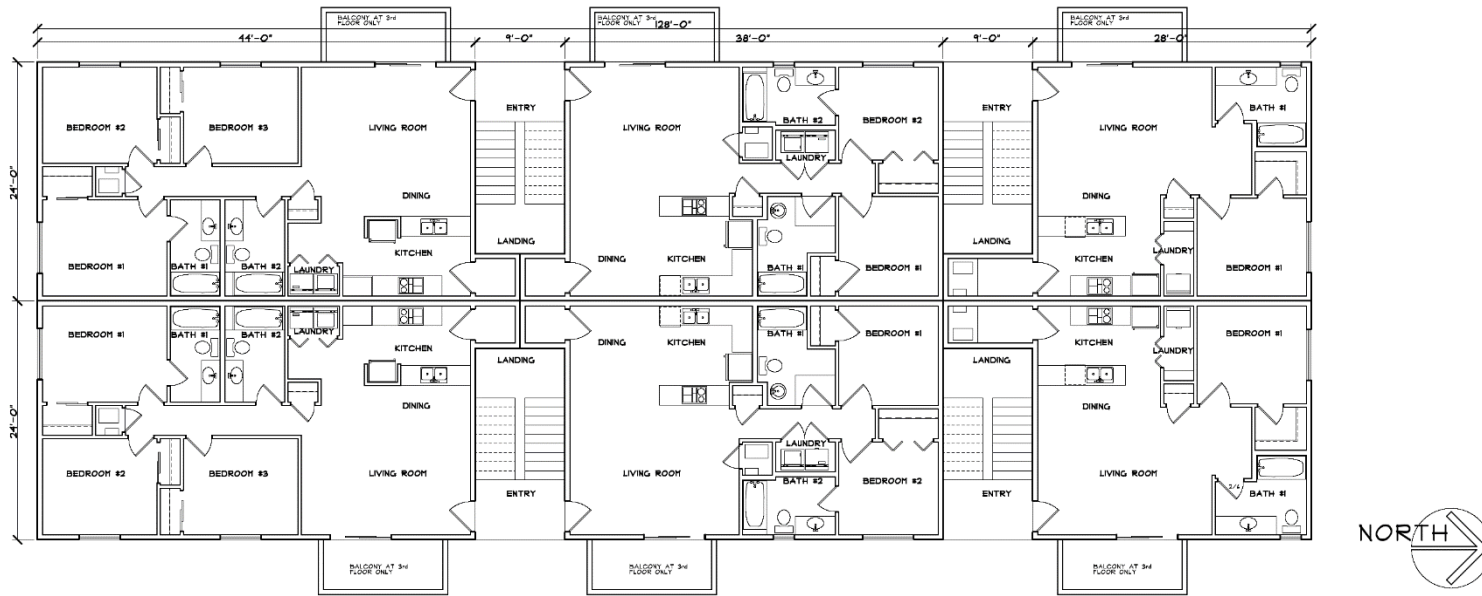


Charles E. Sanchez, Jr., P.E.
 CIVIL ENGINEER
Charles Engineering Group
 8100 N. 4TH ST. SUITE 101
 FRESNO, CA 93710
 CE: (559) 381-9501

DRAWN BY	VINCENT PALACIOS
DATE	JAN 2020
SCALE	AS SHOWN
REVISION DATE	
PROJECT	

A3

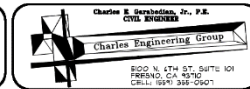
Attachment 31: Floor Plans, Building I



STAIRWELL AREA - 692 S.F.
 TOTAL CONDITIONED AREA - 16,350 S.F.
 3- STORY BUILDING I

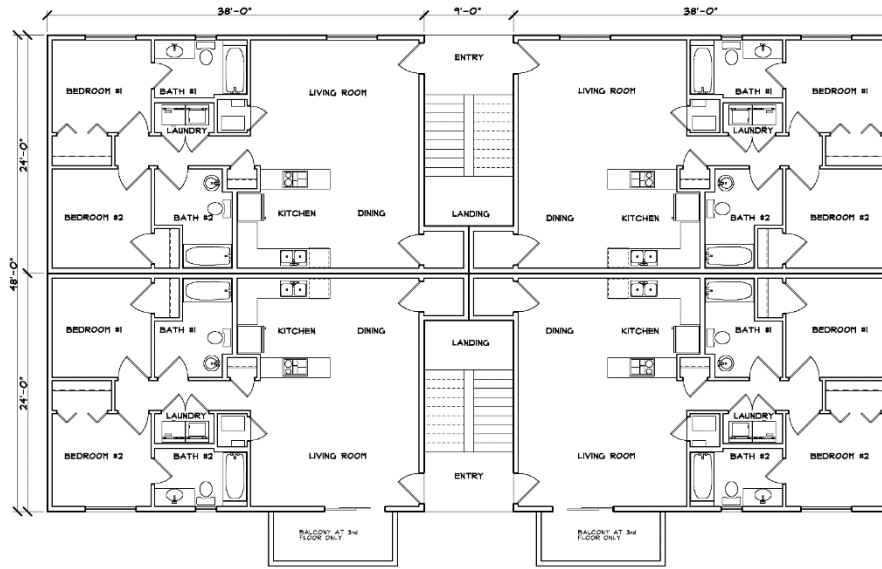
PROPOSED MULTI-FAMILY APARTMENTS FOR:
BELLA VITA APARTMENTS
 OWNER: SERGIO NUÑEZ
 PARKING ADDRESS: 2707P EDGESWATER LANE, VALENCIA CA 93608
 PHONE: (818) 930-4340
 SITE ADDRESS:
 OWENS STREET & CLARK STREET, MADERA, CA 93638

DESIGNED DRAFTING
 5100 N. 17TH SUITE 101 FRESNO, CA 93710
 Office: (561) 491-5155 Cell: (561) 903-4238
 * VINCENT PALACIOS *
 VINCENTPALACIOS4@ERSYAHOO.COM



DRAWN BY:
 VINCENT PALACIOS
 DATE:
 JUNE 2020
 SCALE:
 AS NOTED
 REVISION DATE:
 MARKED & 200:
 SHEET NUMBER:
A5

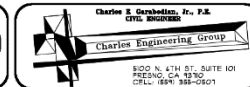
Attachment 32: Floor Plans, Building J



STAIRWELL AREA - 346 S.F.
 TOTAL CONDITIONED AREA - 11,196 S.F.
 3- STORY BUILDING J

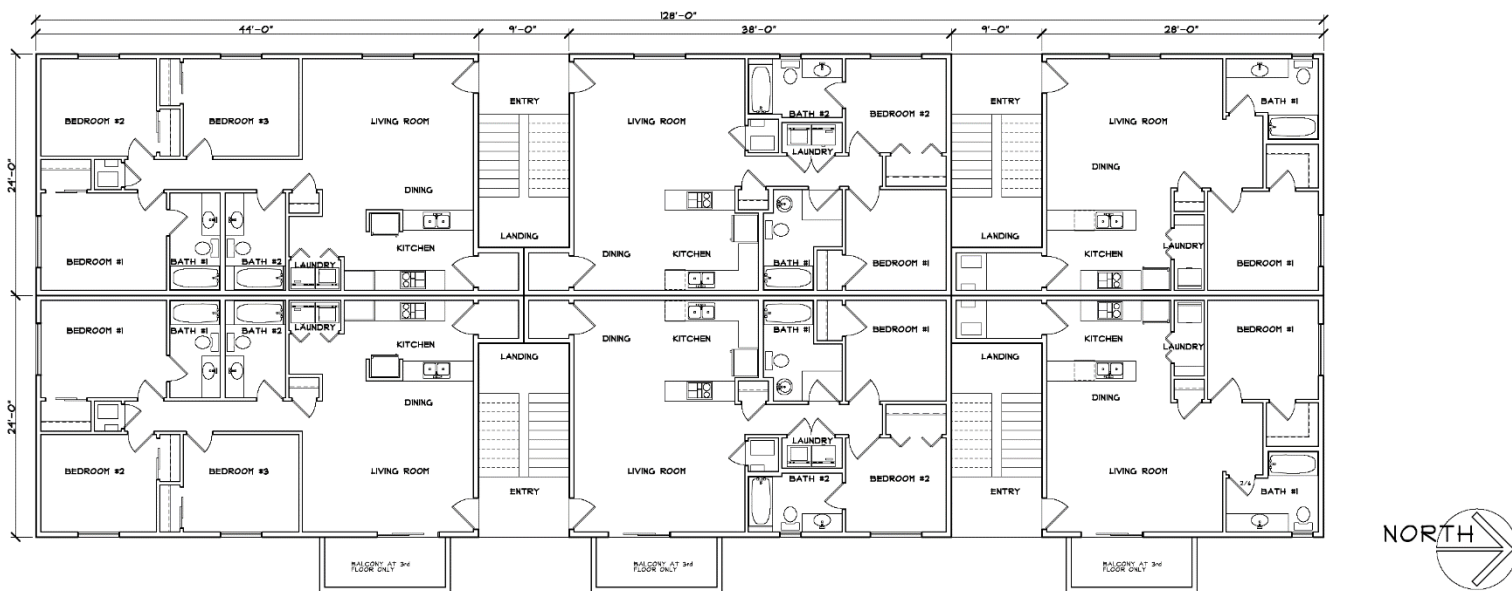
PROPOSED MULTI-FAMILY APARTMENTS FOR
BELLA VITA APARTMENTS
 OWNER: SERGIO RUIZ
 MAILING ADDRESS: 2101 EDGEMASTER LANE, VALLEJO, CA 94588
 PHONE: (925) 932-4340
 SITE ADDRESS:
 OWENS STREET & CLARK STREET, MADERA, CA 93438

DESIGNED DRAFTING
 8100 N. 4TH SUITE 112 FRESNO, CA 93710
 Office: (559) 411-8183 Cell: (559) 403-4238
 * VINCENT PALACIOS *
 VINCENT.PALACIOS@EKSPTAHDO.COM



DRAWN BY:	VINCENT PALACIOS
DATE:	JUNE 2020
SCALE:	AS NOTED
REVISION DATE:	MARCH 15, 2021
SHEET NUMBER:	A4

Attachment 33: Floor Plan Building K



STAIRWELL AREA - 692 S.F.
 TOTAL CONDITIONED AREA - 16,350 S.F.
 3- STORY BUILDING K

PROPOSED MULTI-FAMILY APARTMENTS FOR
BELLA VITA APARTMENTS
 OWNER: 38000 STREET
 PARKING ADDRESS: 2101 EDGEMASTER LANE, VALENCIA CA 93699
 PHONE: (888) 500-4340
 SITE ADDRESS
OWENS STREET & CLARK STREET, MADERA, CA 93638

DESIGNED DRAFTING
 800 N. 4TH SUITE 102 FRESNO, CA 93710
 Office: (529) 411-5783 Cell: (529) 403-4238
 * VINCENT PALACIOS *
 VINCENT.PALACIOS@GERSKY.AHOO.COM



Charles E. Carabedian, Jr., P.E.
 CIVIL ENGINEER
Charles Engineering Group
 800 N. 4TH ST. SUITE 101
 FRESNO, CA 93710
 CELL: (529) 388-0601

DRAWN BY	VINCENT PALACIOS
DATE	JUNE 2020
SCALE	AS NOTED
REVISION DATE	MARCH 1, 2021
DESIGN NUMBER	

A6

Attachment 34: Planning Commission Resolution 1888

RESOLUTION NO. 1888

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA
APPROVING PRECISE PLAN 2020-02 & VARIANCE 2020-03
(Bella Vita Apartments)**

WHEREAS, New Alliance Investments, LLC (“Owner”) owns APN 003-240-001 and APN 003-240-002 in Madera, California (“site”); and

WHEREAS, the 4.2-acre site is vacant and is planned High Density Residential and zoned PD (1500) (*Planned development, one unit for each 1,500 sq. ft. of site area*) for residential land uses; and

WHEREAS, the Owner is seeking a precise plan (PPL) and variance (VAR) to allow for development of a 112-unit apartment complex on the 4.2-acre vacant lot. The development will include one-, two-, and three-bedroom apartments, a management office, swimming pool, and recreation area. The apartment buildings will be three-stories and the management office will be a one-story building, the development will deviate from the front and street side setbacks for fencing and the parking requirements from 244 required parking spaces to 212 parking spaces, as authorized by PPL 2020-02, and reduce the open space requirement from 750 square feet per unit to 500 square feet per unit, as authorized by VAR 2020-03; and

WHEREAS, the City performed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemption set forth in section 15332 of the California Environmental Quality Act (CEQA) Guidelines as the project is characterized as in-fill development; and

WHEREAS, under the City’s Municipal Code, the Planning Commission is authorized to review and approve precise plans and variances on behalf of the City; and

WHEREAS, the City provided notice of the Planning Commission hearing as required by law; and

WHEREAS, the Planning Commission received and reviewed PPL 2020-02 and VAR 2020-03 at a duly noticed meeting on August 10, 2021; and

WHEREAS, at the August 10, 2021 Planning Commission hearing, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Planning Commission; and

WHEREAS, the Planning Commission now desires to approve PPL 2020-02 and VAR 2020-03, with conditions, and a Class 32 Categorical Exemption for the project per the California Environmental Quality Act.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.
2. CEQA: A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Planning Commission finds and determines that the project falls within the Class 32 Categorical Exemption set forth

in CEQA Guidelines Section 15332 as the project is characterized as in-fill development and meets the required conditions described in said Section. As described in further detail below, the project is consistent with the General Plan and its polices, as well as with the applicable zoning designation and regulations. The proposed development occurs within City limits on a project site of approximately 4.2 acres, which is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species, and would not result in any significant effect relating to traffic, noise, air quality, or water quality. Additionally, the site can adequately be served by all required utilities and public services. Furthermore, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines section 15300.2 apply to this project. As such, the Planning Commission adopts a finding of a Categorical Exemption under CEQA Guidelines section 15332 (In-Fill Development Projects) for this project.

3. Findings for PPL 2020-02 and VAR 2020-03: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of PPL 2020-02 and VAR 2020-03, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Sections 10-3.4.101 through 10-3-4.107 and Section 10-3.1409. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

Precise Plan Findings

- a. *The proposal is consistent with the General Plan and Zoning Ordinance.*

The property is zoned PD (1500), which is consistent with the existing General Plan land use designation of High Density Residential (HD). The project proposes to develop a 112 dwelling unit multifamily development. PPL 2020-02, as conditioned, is consistent with the purpose and intent of the PD (1500) zone district and does not conflict with City standards or other provisions of the Code.

- b. *The proposed use will be compatible with the surrounding properties.*

The project site is surrounded by residential development. The proposed site layout reduces compatibility conflicts with the existing single-family residences to the east and south by not including balconies on the southern and eastern elevations of the buildings and provided an increased setback along those property lines.

- c. *The establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.*

PPL 2020-02 has been reviewed and are consistent with surrounding uses and with all applicable requirements for development in the PD (1500) zone district, including provisions for access to and from the site, parking and loading facilities, drainage, and lighting. Although the project proposes a reduction in the required parking spaces, the reduced parking spaces are adequate for the number of units proposed and would not have an adverse effect on surrounding properties.

Variance Findings

- a. *Where practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this chapter may result from the strict and literal application of any of the provisions of this chapter, a variance may be granted.*

The strict interpretation and application of the open space requirement would result in a practical difficulty and unnecessary hardship. At 112 dwelling units, the project would be required to provide 84,000 square feet (nearly two acres) of open space, which is nearly half of the total size of the project site, restricting the available building area on-site.

- b. *Variiances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning regulations deprives such property of privileges enjoyed by other property in the vicinity under identical zoning classifications. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.*

The property proposes a multi-story multifamily development abutting an existing single-family residential subdivision designated as Low Density Residential. General Plan Policy CD-36 requires site design consideration to ensure that privacy impacts are limited and compatibility is preserved. Implementation of this policy deprives the property of privileges enjoyed by other PD (1500) zoned properties in the vicinity.

4. Approval of PPL 2020-02 and VAR 2020-03: Given that all findings can be made, the Planning Commission hereby approves PPL 2020-02 and VAR 2020-03 as conditioned as set forth in the Conditions of Approval attached as Exhibit "A."

- 5. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of August 2021, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Robert Gran Jr.
Planning Commission Chairperson

Attest:

Gary Conte, AICP
Planning Manager

Exhibit "A" – Conditions of Approval for PPL 2020-02 and VAR 2020-03

EXHIBIT "A"
PPL 2020-02 & VAR 2020-03 TIERRA VISTA APARTMENTS
CONDITIONS OF APPROVAL
AUGUST 10, 2021

Notice to Applicant

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through site plan review, and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Approval of this permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this permit, the zoning ordinance, and all City standards and specifications. This permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval for PPL 2020-01 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within fifteen (15) days after the decision by the Planning

Commission. All discretionary conditions of approval for VAR 2020-03 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within ten (10) days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

These conditions are applicable to any person or entity making use of this permit, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this permit.

GENERAL CONDITIONS

1. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specifically noted in the conditions or mandated by statutes.
2. The applicant shall submit to the City of Madera Planning Department a check in the amount necessary to file a Notice of Exemption at the Madera County Clerk. This amount shall equal the Madera County filing fee in effect at the time of filing. Such check shall be made payable to the Madera County Clerk and submitted no later than three (3) days following action on PPL 2020-02 and VAR 2020-03.
3. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the applicant's signature on the Acknowledgement and Acceptance of Conditions of Approval.
4. PPL 2020-02 will expire twelve (12) months from the effective date, and VAR 2020-03 will expire six (6) months from the effective date, unless a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan or the required action is taken to extend the approval before expiration date [Municipal Code Section 10-3.1411, Termination, and Section 10-3-4.103, Planning Commission Approval].
5. It shall be the responsibility of the property owner, operator, and/or management to ensure that any required permits, inspections, and approvals from any regulatory agency be obtained from the applicable agency prior to issuance of a building permit and/or the issuance of a certificate of completion, as determined appropriate by the City of Madera Planning Department.
6. Prior to issuance of building permits or any future division of the property, the applicant at their sole expense shall cause the property to be annexed into the City-wide Community Facilities District No. 2005-01, and shall pay all applicable fees.
7. Development of the project shall conform to the plans designated by the City as Exhibit A, Exhibits B-1 through B-21, and Exhibit C, subject to the conditions noted herein.
8. All construction shall cease, and the Planning Manager and City Engineer shall be notified immediately if any prehistoric, archaeological, or fossil artifact or resource is uncovered during construction. All construction shall immediately stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained, at the applicant's and/or successors-in-interest's expense, to evaluate the find(s) and recommend appropriate action according to Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. If avoidance is infeasible, other appropriate measures would be instituted. Work may proceed on other parts of the project

subject to direction of the archaeologist while assessment of historic resources or unique archaeological resources is being carried out.

9. All construction shall cease if any human remains are uncovered, and the Planning Manager, City Engineer and County of Madera Coroner shall be notified in accordance to Section 7050.5 of the California Health and Safety Code. If human remains are determined to be those of a Native American or has reason to believe that they are those of a Native American, the Native American Heritage Commission shall be contacted, and the procedures outlined in CEQA Section 15064.5(e) shall be followed.
10. Approval of this project is for the benefit of the applicant. The submittal of applications by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Madera and its agents, officers, consultants, independent contractors, and employees (“City”) from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys’ fees, and damages arising therefrom (collectively “claim”).

The City shall promptly notify the applicant of any claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City’s attorneys’ fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

PLANNING DEPARTMENT

General Conditions

11. The project site shall be developed in conformance with the site plan as reviewed and approved under PPL 2020-02 and VAR 2020-03. Minor modifications to the site plan, which are necessary to meet regulatory, engineering, or similar constraints or requirements may be made at the discretion of the Planning Manager without an amendment to PPL 2020-02. However, should the Planning Manager determine that modifications are substantive, he/she may require that an amendment to PPL 2020-02 and/or VAR 2020-03 be filed for review and approval through the applicable City process.
12. All on-site improvements shall be completed prior to final building inspection and shall be completed in conformance with PPL 2020-02 and VAR 2020-03 to the satisfaction of the City of Madera prior to issuance of a certificate of completion.
13. The project site shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by staff to be in violation of the conditions, the property owner, operator, and/or manager may be subject to corrective action.

14. Vandalism and graffiti shall be corrected in accordance with the provisions of the Madera Municipal Code.
15. The property owner, operator, and/or manager shall operate the site in a manner that does not generate noise, odor, blight, or vibration that adversely affects adjacent properties.
16. The property owner, operator, and/or manager shall keep the property clear of all trash, rubbish, and debris at all times.
17. The developer is encouraged to provide a minimum of one (1) dwelling unit to persons with extremely low-income, defined as 30 percent of the Area Median Income. (General Plan Housing Element Policy H-4.1)

Façade Requirements

18. Each building façade visible from Clark and Owens Streets shall vary in trim and detail. Architectural detail shall be equal to or greater than interior-facing elevations. (General Plan Policies CD-33 and CD-34)

Open Space Requirements

19. A minimum of 500 square feet of open space per dwelling unit shall be required, as authorized under VAR 2020-03.
20. Recreation areas shall be constructed as reflected on Exhibit A, Site Plan, including a 2,400 square foot pool area, a 1,600 square foot tot play area, and an 800 square foot picnic area.

Parking Requirements

21. As approved under PPL 2020-02 and shown on the Exhibit A, Site Plan, a minimum of 212 total parking spaces, 113 of which are covered, shall be required. The required number of ADA compliant parking spaces shall be provided in accordance with the Building Code.
22. Off-street parking areas shall be paved and maintained so as to eliminate dust or mud and shall be so graded and drained as to dispose of all surface water. In no case shall such drainage be allowed to cross sidewalks, unless approved by the City Engineer.
23. Each off-street parking space shall have a width of not less than nine feet and a length of not less than 19 feet except that up to 25% of the required parking spaces may be designated for compact car use.
24. Parking spaces shall be easily accessible by standard-size automobiles, shall be so designed as to be accessible from a public street or alley, and shall be located so that sufficient area is available for maneuvering purposes.
25. Plans of the proposed parking area shall be submitted to the Building Department at the time of an application for a building permit for any building to which the parking area is accessory. The plans shall clearly indicate the proposed development, including the location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances of the proposed parking lot.
26. The developer is encouraged to provide electric vehicle chargers to its tenants. (General Plan Policy CON-33)

Fencing

27. All fences shall be properly maintained so as not to create a hazard, public nuisance or blight in the surrounding neighborhood.

28. A six-foot wrought iron fence with pilasters, as depicted on Exhibit A, Site Plan, shall be constructed along Owens and Clark Streets.
29. The six-foot fencing along Owens and Clark Streets shall be setback 3 feet from the property line.
30. A six-foot tall block wall shall be constructed along the south and east property lines, as depicted on Exhibit A, Site Plan.
31. Pedestrian gates shall be provided from the development to Clark Street and Owens Street, as depicted on Exhibit A, Site Plan.

Landscaping

32. Trees shall be required to achieve fifty percent shading of all parking areas within 10 years.
33. A minimum of 1 tree for every 30 feet along the Owens and Clark Street frontages shall be provided, or as needed to be consistent with existing street tree patterns, as determined by the City.
34. A minimum 5-foot planter shall be provided along the east property line.
35. Landscape screening shall be provided along the east and south property lines.
36. A landscape and irrigation plan shall be prepared by a licensed Landscape Architect and submitted as part of the submittals for a building permit. Landscape and irrigation plans shall be approved by the Planning Department prior to issuance of building permits. The plans shall:
 - a) Demonstrate compliance with the State of California's Model Water Efficient Landscape Ordinance (MWELO);
 - b) Provide permanent automatic irrigation systems for all landscaped areas;
 - c) Provide vegetative matter coverage of a minimum of 75 percent of all landscaped areas;
 - d) Locate landscape material in such a way that it does not interfere with utilities above or below ground; and
 - e) Provide detailed planting lists for all landscaping, with the number, size, spacing (where applicable) and species of all plant life and groundcover, as well as soil preparation techniques for all landscaped areas.
 - f) Integrate, to the extent feasible, low impact development practices to reduce, treat, infiltrate, and manage runoff flows caused by storms, urban runoff, and impervious surfaces.
37. The property owner, operator, and/or manager shall develop and submit to the Planning Department for review and approval, prior to issuance of a building permit, a landscape maintenance and irrigation program for the first three years to ensure that streetscapes and landscaped areas are installed and maintained as approved under PPL 2020-02 and VAR 2020-03.
38. The property owner shall maintain all landscaping in a healthy and well-manicured appearance. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, and replacing dead or unhealthy vegetation with drought-tolerant plantings.
39. A maintenance agreement is required for all landscaping located within the public right-of-way. Such agreement shall be entered into prior to issuance of a certificate of completion.

Signage

40. All signage shall be in compliance with the Sign Ordinance of the Madera Municipal Code Section 10-6. All permanent signage, with the exception of required signs in accordance with City standards for Gary Lane or Emily Way, is required to have an approved Sign Permit issued by the Planning Department per Madera Municipal Code Section 10-6.

ENGINEERING

General Conditions

41. Deferrals are not permitted for any condition included herein, unless otherwise stated.
42. Nuisance onsite lighting shall be redirected as requested by City Engineer within 48 hours of notification.
43. Development impact fees shall be paid at time of building permit issuance.
44. Developer shall pay all required fees for completion of project. Fees due may include but shall not be limited to the following: plan review, easement acceptance, encroachment permit processing and improvement inspection fees.
45. Improvement plans sealed by an engineer shall be submitted to the Engineering Division according to the Engineering Plan Review Submittal Sheet and Civil Plan Submittal Checklist.
46. The improvement plans for the project shall include the most recent version of the City's General Notes.
47. In the event archeological resources are unearthed or discovered during any construction activities on site, construction activities shall cease, and the Community Development Director or City Engineer shall be notified so that procedures required by State law can be implemented.
48. Prior to the construction of improvements within the City right-of-way, an Encroachment Permit will be required from the Engineering Division.
49. All off-site improvements shall be completed prior to issuance of final occupancy.
50. The developer shall coordinate with the United States Post Office relative to the proposed location of the postal boxes for the project.

Water

51. New or existing water service connection(s), including landscape areas, shall be upgraded or constructed to current City standards including Automatic Meter Reading (AMR) water meter installed within City right-of-way and backflow prevention device installed within private property. Each parcel shall have a separate domestic water service.
52. A separate water meter and backflow prevention device will be required for landscaped areas.
53. The water system shall be designed for the apartment complex to meet the required fire flow for this type of development and shall be approved by the fire department and shall be operational prior to any framing construction on-site. Fire flows shall be determined by Uniform Fire Code appendix III-A.
54. Existing water service connections that will not be used for the project shall be abandoned at the mains per City of Madera standards.
55. Install 8" water main in Clark Street across entire project frontage and connect to the existing 8" water mains to the east and west per City standards.

56. The developer shall reimburse its fair share cost to the city for the previously constructed water main along the entire Owens Street project frontage.
57. Existing wells, if any, shall be abandoned as directed and permitted by City of Madera for compliance with State standards, prior to issuance of building permits or any activities in which the well to be abandoned may be further damaged resulting in potential contamination to the aquifer below.
58. The developer shall install fire hydrants along Clark Street in accordance with current City standards. Fire hydrant locations shall be approved by the Fire Marshal.

Sewer

59. New or existing sewer service connection(s) shall be constructed or upgraded to current City standards. Each parcel shall have a separate sewer service.
60. Existing sewer service connections that will not be used for the project shall be abandoned at the mains per current City of Madera standards.
61. Sewer main connections 6" and larger in diameter shall require manhole installation.
62. The developer shall reimburse its fair share cost to the City for the previously constructed sewer main along the entire Owens Street project frontage.
63. Existing septic tanks, if found, shall be removed pursuant to issuance of a permit and inspection by the City of Madera Building Department.

Storm Drain

64. Support calculations shall be provided that prove the existing storm drain facilities in Clark Street are capable of intercepting runoff in accordance with the provisions of the Storm Drainage System Master Plan. A detailed drainage study shall be provided to support the chosen path of conveyance and design of any necessary conveyance facilities required to provide appropriate drainage along adjacent street frontages.
65. Storm runoff from this project site is planned to go to Sherwood Basin located southeast of this project. The developer shall install new connection(s) to the existing storm drain facilities in Clark Street. Runoff volume calculations shall be provided, and the Developer shall excavate the basin to an amount equivalent to this project's impact on the basin.
66. This project shall comply with the design criteria as listed on the National Pollutant Elimination Systems (NPDES) General Permit for Storm Water Discharges from Small Municipal Separate Storm Sewer System (MS4's) as mandated by Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS000004. For the purpose of this proposed development, post development runoff shall match or be less than pre-development runoff. The development shall submit to future inspections by City or other designated agencies relative to the improvements installed as a result of this condition to ensure they remain in compliance with the conditions imposed under this condition.

Streets

67. The east half of Owens Street along the entire project parcel frontage shall be improved to an 80-foot collector street per City of Madera standards. The fronting half of the street shall include but not be limited to curb and gutter, sidewalk, park strip landscaping and irrigation, streetlights, signage, and fire hydrants.
68. The south half of Clark Street along the entire project frontage shall be improved to a 60-foot residential street per City of Madera standards. The fronting half of the street shall include but

not be limited to curb and gutter, sidewalk, park strip landscaping and irrigation, streetlights, signage, and fire hydrants and at minimum a 12-foot westbound lane with paved shoulder. Adequate transitions with the existing and future improvements relative to grade and alignment shall be provided on all approaches at the Owens and Clark Street intersection, including but not necessarily limited to:

- Eastbound Approach – Provide left turn lane, through lane and right turn lane placed in their ultimate location.
 - Westbound Approach - Provide left turn lane centered in ultimate street, through lane and right turn lane.
 - Northbound Approach - Provide left turn lane centered in ultimate street, 12-foot wide through lane.
 - Northbound Departure - Provide adequate pavement transitions as may be required.
 - Eastbound Departure - Provide adequate pavement transitions as may be required.
69. The developer shall submit an application to vacate a portion of Clark Street, and consent to the same, in accordance with Streets and Highway Code Sections 8330-8334.5 along with associated fee.
 70. The developer shall install a curb ramp on the southeast corner of Clark Street and Owens Street in accordance with City and ADA standards.
 71. Onsite parking lot layout shall be per City Standard Drawing E-4.
 72. For any proposed driveway location, the potential for driveway conflicts must be addressed. Driveways/roadways on opposite sides of the street shall be aligned or separated a minimum of 100 feet (edge to edge). Driveways/roadways on the same side of the street shall be separated a minimum of 100 feet or a distance equivalent to the left turn storage required for both driveways. All drive approaches shall be constructed to current City standards.
 73. The proposed driveways on Owens Street shall be at minimum 24 feet wide; and shall be a street type opening with a minimum face of curb radius of 15-feet.
 74. Driveways approach shall have a minimum throat length of 30 feet from face of curb. The throat length shall be justified based on anticipated operation of the complex and the ability to ensure vehicle queues do not extend into the public right-of-way.
 75. The developer shall determine the peak hour trips generated by the project. A traffic impact study shall be required if the project generates over 100 peak hour trips. The applicant shall comply with all improvements identified by the TIS and as required by the City Engineer.
 76. "No Parking" signs shall be installed along the Owens Street project parcel frontages per City Standards.
 77. The developer shall dedicate a Public Utility Easement 10-feet wide along the entire project parcel frontage on Clark Street and Owens Street. A \$466 fee or the fee in effect at that time for grant easement or deed acceptance shall be paid with the Engineering Department.
 78. The developer shall annex into and execute such required documents that may be required to participate in Landscape Maintenance District Zone 51 for the purposes of participating in the cost of maintaining landscape improvements within said zone.

Dry Utilities

- 79. All existing and proposed public utilities (electric, telephone, cable, etc.) shall be undergrounded, except transformers, which may be mounted on pads. Public utility easements shall be dedicated outside and adjacent to all streets rights-of-way. All public utilities within the project property and adjacent to the project property frontage on peripheral streets (on the development side of the street centerline) shall be placed underground except those facilities exempted by the Public Utilities Commission Regulations or operating at 70,000 volts or greater.

BUILDING DEPARTMENT

- 80. Submit full sets of plans (5) for review and approval prior to obtaining all required permits for construction of project.
- 81. A building permit is required for all construction on the site.

FIRE DEPARTMENT

- 82. All buildings shall be equipped with fire sprinklers. Fire Department Connections shall be placed at fire lanes and near fire hydrants. FDC's shall be labeled to indicate which building they serve.
- 83. Fire access gates shall be a minimum of 16 feet wide where the approach is direct and 22 feet wide where a turning movement is required. Fire access shall comply with CFC Appendix D.
- 84. All fire lanes shall be properly posted.
- 85. On site fire hydrants shall be provide in accordance with CFC Appendices B & C.
- 86. A Knox box will be provided for access. Powered gates shall prove a Knox override switch.
- 87. Building setbacks, and exterior wall protection shall comply with the CBC.
- 88. 2A10BC rated fire extinguishers shall be provided for each building in accordance with the CFC.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

- 89. The applicant shall consult with and shall comply with the requirements of the San Joaquin Valley Air Pollution Control District, including but not limited to compliance with Regulation VIII (Fugitive PM10 Prohibitions) and Rule 9510 (Indirect Source Review).

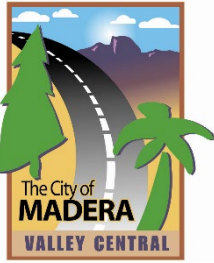
PACIFIC GAS & ELECTRIC

- 90. Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

MADERA UNIFIED SCHOOL DISTRICT

- 91. The Madera Unified School District currently levies a fee of \$5.25 per square foot for residential development. Any new development on the subject property will be subject to the development fee in place at the time fee certificates are obtained.

-END OF CONDITIONS-



CITY OF MADERA PLANNING COMMISSION

205 W. Fourth Street
Madera CA 93637
(559) 661-5430

Staff Report: South Schnoor Avenue Industrial Warehouse Project SPR 2021-24 Item # 2 – August 10, 2021

PROPOSAL: An application for a site plan review (SPR 2021-24) to construct four (4) single story, pre-engineered metal multi-tenant industrial warehouse buildings ranging in size from 35,100 to 37,050 square feet (sf) for a total of 74 leasable units at 1,950 sf each, totaling a gross building area of 144,300 sf on approximately 9 acres of a 16.57 acre vacant parcel. In addition, an approximately 36,500 sf (0.84 acre) temporary stormwater drainage/infiltration basin is proposed at the northeast corner of the parcel. No development is proposed for the remaining 6.73 acres at this time.

APPLICANT:	Madera Industrial WHSE, LLC Erin Volpp 1967 N. Gateway Blvd., Suite 102 Fresno, CA 93727	OWNER:	Franco Development Properties, L.P. Linda Franco P.O. Box 1 Madera, CA 93639
SITE ADDRESS:	No address assigned	APN:	009-330-011
APPLICATIONS:	SPR 2021-24	CEQA:	Mitigated Negative Declaration

LOCATION: The project site is an existing vacant parcel (no address available) east of South Schnoor Avenue between Modoc Street and West Almond Avenue, on the west side of the State Route 99 (refer to Attachment 1).

STREET ACCESS: The project site has street access from South Schnoor Avenue.

PROJECT SIZE: The project is proposed to occupy the southern 9.0 acres of the total 16.57-acre parcel, excluding the 0.84-acre stormwater retention/infiltration pond at the northeast corner of the parcel.

GENERAL PLAN DESIGNATION: I (Industrial)

ZONING DISTRICT: I (Industrial)

SITE CHARACTERISTICS: The project is proposed to occupy an existing vacant infill parcel with no improvements or structures. A Pacific Gas and Electric Company (PG&E) easement diagonally transects the northeasterly section of the project site. The site is generally level with a gentle slope from northeast

to southwest. The existing biotic conditions and resources of the project site can be defined as ruderal and is composed of herbaceous vegetation. There are no shrubs or trees present on the site. South Schnoor Avenue, a two-lane, north-south Collector with a center turn lane forms the westerly project site boundary. Current street frontage improvements include curb and gutter, storm drains and streetlights. A curb cut for a future driveway onto the project site is located at the northwest corner of the project site. No sidewalk improvements are present. A Union Pacific Railroad spur line serving industrial uses south of the project site forms the project’s southerly boundary (refer to Attachment 2).

Existing surrounding uses include vacant land planned and zoned Industrial to the north and east. There are existing industrial uses to the south (Sealed Air) and west (Nutra Blend and Purl’s Sheet Metal, Heating, Air Conditioning), zoned Industrial and Industrial Park respectively.

ENVIRONMENTAL REVIEW: An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for consideration by the Planning Commission (Commission), consistent with California Environmental Quality Act (CEQA).

SUMMARY: The applicant, Madera Industrial WHSE, LLC, proposes to construct four (4) buildings ranging in size from 35,100 sf. (Buildings C and D) to 37,050 sf. (Buildings A and B) for a total of seventy four (74) leasable units at 1,950 sf each, totaling a gross building area of 144,300 sf. In addition, a 0.84-acre temporary stormwater drainage / infiltration basin is proposed at the northeast corner of the parcel. No development is proposed for the remaining 6.73 acres at this time. The proposed use is consistent with the current I (Industrial) zone district. After review of the proposed project, the warehouse project is anticipated to be compatible with surrounding land uses. Conditions, as appropriate, have been recommended for the site plan review (SPR 2021-24) to ensure consistency with the Zoning Ordinance and General Plan and other applicable City plans and policies.

SURROUNDING LAND USES

As identified in Attachments 3 and 4 and referenced in Table 1 below, the project site is surrounded primarily by vacant land planned for Industrial development and zoned Industrial or Industrial Park. Surrounding existing uses include various industrial businesses (Nutra Blend and Purl’s Sheet Metal, Heating, Air Conditioning, and Fire Station #57) to the west of the project site, across South Schnoor Avenue; industrial uses to the south (Sealed Air, Evapco) and east along West Almond Ave and South Pine Street respectively; and apartments and heavy commercial uses to the north of the project site, across another vacant parcel.

Table 1. Existing Uses, General Plan Designations, and Zone Districts of Surrounding Properties

Direction from Project Site	Existing Use	General Plan Designation	Zone District
North	Vacant	Industrial	I
East	Vacant	Industrial	I
South	Industrial	Industrial	I
West	Industrial	Industrial	IP
IP – Industrial Park I – Industrial			

ANALYSIS

The Madera Municipal Code (MMC) establishes procedures for the review and approval of site plan reviews (Section 10-3.4). Section 10-3.1001 through 10-3.1004 of the MMC also establishes standards specific to development within the I (Industrial) zone district. Additional development standards identified in the MMC, such as parking requirements, also apply. In addition to the MMC, the City's General Plan includes community design, land use, circulation and infrastructure goals and policies specific to development within the City.

Site Plan and Elevations

The project is proposing to construct four (4) single story, pre-engineered metal buildings for flex/warehouse space to occupy approximately 9.0 acres of the total 16.57 acre parcel, ranging in size from 35,100 sf (Buildings C and D) to 37,050 sf (Buildings A and B), for a total of seventy four (74) leasable units at 1,950 sf each, totaling a gross building area of 144,300 sf (refer to Attachment 5). Tenants will have the option to lease more than one (1) unit to increase their floor square footage needs.

As shown in Attachment 6, Buildings A through D propose a maximum height of 21 ft with each unit consisting of an 18 ft clear height warehouse space, a 14 ft height roll up door, 16 x 30-foot rear yard with interior double man-door access and privacy fencing, a 10 x 14-foot office with heating and cooling, an interior restroom and shop sink. Additional project characteristics include exterior secured fencing, automatic sliding security gate, security lighting, security cameras, a shared truck well and landscaping.

Building Architecture

The City of Madera General Plan Community Design Element Policy CD-62 addresses Goal 13 of the General Plan, which is well-designed industrial development. Policy CD-62 states:

Development in industrial areas which are visible from public roadways and/or from adjacent properties shall incorporate high-quality design principles, including:

- Offices and enclosed structures oriented toward street frontages.
- Building facades that provide visual interest.
- Loading facilities and storage areas which are screened from public view along collectors and arterials.
- Visually appealing fences and walls.
- The use of landscaped buffers around parking lots and industrial structures.

The General Plan further expands on industrial development design within the Land Use Element and Policy LU-28, which states:

To maintain the quality of life and aesthetic value of the major circulation routes used by both industrial and non-industrial traffic; the portions of industrial sites in public view along arterials and collectors shall be subject to the same standards for architectural review as commercial buildings, including architecture, street trees, frontage and parking lot landscaping, and screening of outdoor storage visible from public right-of-ways.

The project is located along South Schnoor Avenue, which is a Collector street according to the General Plan's Circulation and Infrastructure Element. According to Policy LU-28, mentioned above, the project would be subject to the same architectural review and standards as commercial development. The application of the Commercial Design and Development Guidelines have been applied to this project to

provide for a visually appealing building façade along South Schnoor Avenue in accordance with both General Plan Policies CD-62 and LU-28.

To provide compliance with the General Plan Policies, staff has conditioned the project with improvements along the western elevations of the proposed development. In conjunction with installation of a sidewalk along the project frontage, enhancements in landscaping and architectural treatments will provide for a visually appealing façade at a pedestrian scale. These treatments include varied wall reliefs with a three-color paint scheme, accent lighting, and installation of street trees and landscaping.

Landscaping

Landscaping is proposed to enhance and embellish the appearance of the project site. According to the site plan provided (Attachment 5), landscape improvements are proposed along South Schnoor Avenue, in front of the proposed wrought iron fence to the west of Building A and B. Landscape along the frontage of industrial projects which are located on collector streets are required per General Plan Policy CD-62 and LU-28 to install visually appealing landscaping to improve the attractiveness of the development. Staff is recommending and conditioning the project to provide landscaping, street trees, and internally located shade trees to provide for an attractive industrial development. The landscape plans will be reviewed for compliance with City and State requirements and are required to be prepared by a licensed landscape architect.

Signage

The proposal is subject to Section 10-6.09 of the City's Sign Regulations. No signs are approved with this site plan review and a separate sign permit must be applied for. Permanent window signage is prohibited, and temporary window signage is subject to the City's Sign Regulations. Temporary signage, such as for a grand opening, is subject to a separate sign permit independent from any on-building or freestanding sign permit issued.

Tenant Occupancy Limitations

Tenants are expected to be a combination of established local businesses, regional companies, and national corporations. Uses permitted to occupy any tenant suite will be limited service business (e.g., contractors, electricians, maintenance providers, security companies, HVAC vendors, etc.), personal and professional storage, e-commerce warehousing, and last-minute delivery. Uses exclusively prohibited from occupying any tenant suite are any automotive repair or services, cannabis and cannabis paraphernalia, faith-based meeting facilities, gyms or other athletic group facilities, and high pile storage or operations utilizing hazardous materials in excess of the maximum allowable quantities of hazardous materials listed in Table 307.1(1) per California Building Code Section 311.2.

Circulation and Parking

Access to and from the site would be provided by a single ingress/egress driveway on South Schnoor Avenue. The project includes two (2) looped drive isles. An interior drive isle will serve the warehouse tenant employee and customer parking area, and an outer loop drive isle will provide access to the tenant's rear yards. The project proposes 134 standard 9 x 19 foot parking spaces and 24 additional extended stalls will be parking spaces to meet the project's needs to provide "loading" parking requirements.

The initial site plan provided with the application, which was analyzed in the IS/MND, proposed two driveways separated by a 36-foot-wide landscape island. Subsequent to the release of the IS/MND for

public review, the applicant revised the proposed site plan to include a single driveway approach. The revision was to address potential conflicts of ingress/egress among neighboring properties.

The City's parking standards do not specifically identify parking ratios for "flex/warehouse space" occupancy. Based on the uses to be permitted to occupy space within the project site, the most applicable City parking space standard appropriate for the proposed project is "manufacturing, warehouses, storage uses and whole sale houses" which is as follows:

One (1) space for each two (2) employees, plus one (1) space for each 300 sf of office space and customer net floor area, plus one (1) loading space for each 10,000 sf of gross floor area.

The project proposes to provide 140 sf of office space per leasable tenant space for a combined total of 10,360 sf of office space, and 1,810 sf of warehouse space (1,950 ft less 140 sf of office space per unit) per leasable tenant space for a combined total of 133,940 sf of warehouse space. The total amount of potential office space would require thirty-four (34) parking spaces and the total amount of potential warehouse space would require 14 vehicle loading spaces. The number of employees per tenant space is unknown currently. A conservative estimate of employees per tenant space is likely to be a minimum of two (2) employees. Based on this estimate, the total amount of employee parking would be 74 parking spaces. Combined (office space, employee and warehouse loading) parking space required for the project would be 123 spaces. The current 158 parking spaces meets that standard and no additional spaces would be required.

The American with Disabilities Act (ADA), requires a set number of accessible parking spaces based on the total number of parking spaces required. With total number parking spaces provided for the project at 158 spaces, the project requires six (6) ADA compliant parking stalls, one (1) of which must be a van accessible space and provide an access aisle on the passenger side of the parking space. The current eight (8) accessible stalls meet this requirement and no additional ADA spaces would be required.

In addition to on-site vehicular parking requirements, the project is also required to provide provisions for short-term and long-term bicycle parking facilities to serve the needs of customers and employees, respectively, that may travel to and from the project site by bicycle (short-term and long-term parking refer to the duration a bicycle is estimated to be using a designated bicycle parking space in a given day). The proposed Site Plan (Attachment 5) identifies the locations of both short- and long-term bicycle parking facilities. Short-term and long-term bicycle parking is proposed towards the entrance to the site along South Schnoor Avenue, behind the wrought iron gates. Details pertaining to bicycle racks or storage were not included as part of the Site Plan Review application. Based on proposed building total gross square footage, the project is to provide a minimum of ten (10) bicycle parking spaces for employees and two (2) spaces for patrons for a total of twelve (12) minimum bicycle parking spaces with three (3) feet of separation between each rack.

The proposed use is an allowed use in the I zone district. The site plan and elevations have been reviewed in accordance with the applicable development standards of the MMC, including but not limited to, setbacks, height limits, parking, access, and landscaping requirements. The proposed development has also been evaluated against the applicable General Plan community design, land use, circulation, infrastructure goals and policies. The proposed development, as conditioned, is consistent with the requirements of the MMC and the General Plan.

With the construction of the 0.84-acre temporary stormwater drainage / infiltration basin, and compliance to the project conditions of approval, development of the project site will not put additional stress on the City of Madera's public infrastructure and utilities systems. The necessary water, wastewater, storm drainage, and roadway improvements to serve the project site have been reflected in the conditions of approval for SPR 2021-024.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed project has been reviewed for compliance with CEQA. The City has prepared an initial study and determined that although the project could have a significant effect on the environment, there will not be a significant effect because mitigation measures have been identified to reduce the significant direct, indirect or cumulative effects on the environment, and that a Mitigated Negative Declaration is appropriate for this project. The Initial Study/Mitigated Negative Declaration (IS/MND) was published for a 21-day review and comment period commencing on July 19, 2021 and ending on August 9, 2021. Comments were received from Cal Trans on August 5th and have been addressed in the revised Initial Study. No further comments have been received as of the date of this report.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Though approval of a warehouse is not specifically addressed in the vision or action plans, the overall project does indirectly support one of the four visions for the City: Good Jobs and Economic Opportunities. This principle recognizes the need to provide additional industrial and employment opportunities, specifically for small businesses, within the City.

RECOMMENDATION

The information presented in this report provides support for the adoption of a resolution recommending adoption of a Mitigated Negative Declaration for the project and conditional approval of SPR 2021-24 by the Planning Commission. It is recommended that the Commission consider the information in this report, as well as testimony received at the public hearing, and make a determination on the Mitigated Negative Declaration and Site Plan Review 2021-24, subject to the findings and conditions of approval.

PLANNING COMMISSION ACTION

The Commission will be acting on the Site Plan Review 2021-24 and determining to either:

- Adopt a resolution adopting a Mitigated Negative Declaration for the project and approving SPR 2021-24 as conditioned (Motion 1); or
- Continue the hearing to September 14, 2021, with direction to staff to return with an updated resolution with appropriate findings modifying the conditions of approval for the following reasons: (Specify – Planning Commission should articulate reasons for modifications to findings and conditions of approval) (Motion 2); or
- Move to continue the application for SPR 2021-24 to the September 14, 2021 Planning Commission hearing with direction to staff to return with an updated resolution with appropriate findings for denial for the following reasons: (Specify – Planning Commission should articulate reasons for denial.) (Motion 3).

Motion 1: Move to adopt a resolution of the Planning Commission of the City of Madera adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approving Site Plan Review 2021-24, based on and subject to the findings and conditions of approval as follows:

Finding a: The proposal is consistent with the General Plan and Zoning Ordinance.

The property is zoned I (Industrial), which is consistent with the existing General Plan land use designation of I (Industrial). SPR 2021-24 is consistent with the purpose and intent of the I (Industrial) zone district and does not conflict with City standards or other provisions of the Code.

Finding b: The proposal is consistent with any applicable specific plans.

The project site is not subject to any applicable specific plans.

Finding c: The proposed project includes facilities and improvements; vehicular and pedestrian ingress, egress, and internal circulation; and location of structures, services, walls, landscaping, and drainage that are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, there will be no adverse effects on surrounding property, light is deflected away from adjoining properties and public streets, and environmental impacts are reduced to acceptable levels.

SPR 2021-24 has been reviewed and is consistent with surrounding uses and with all applicable requirements for development in the I zone district, including provisions for access to and from the site, parking and loading facilities, drainage, and lighting. Based on the environmental analysis prepared, the project will not generate significant amounts of noise, light, or traffic.

Finding d: The proposed project is consistent with established legislative policies relating to traffic safety, street dedications, street improvements, and environmental quality.

SPR 2021-24 will be required to install street improvements in accordance with City standards. Related infrastructure improvements will also be required for storm drainage in conformance with City standards. The project site has access to South Schnoor Avenue, which can accommodate traffic generated from the proposed project. Based on the environmental analysis prepared, the project will not have a significant impact on traffic or the environment.

(OR)

Motion 2: Move to continue the public hearing on SPR 2021-24 to the September 14, 2021 with direction to staff to return with an updated resolution with appropriate findings modifying the conditions of approval for the following reasons: (Specify – Planning Commission should articulate reasons for modifications to findings and conditions of approval)

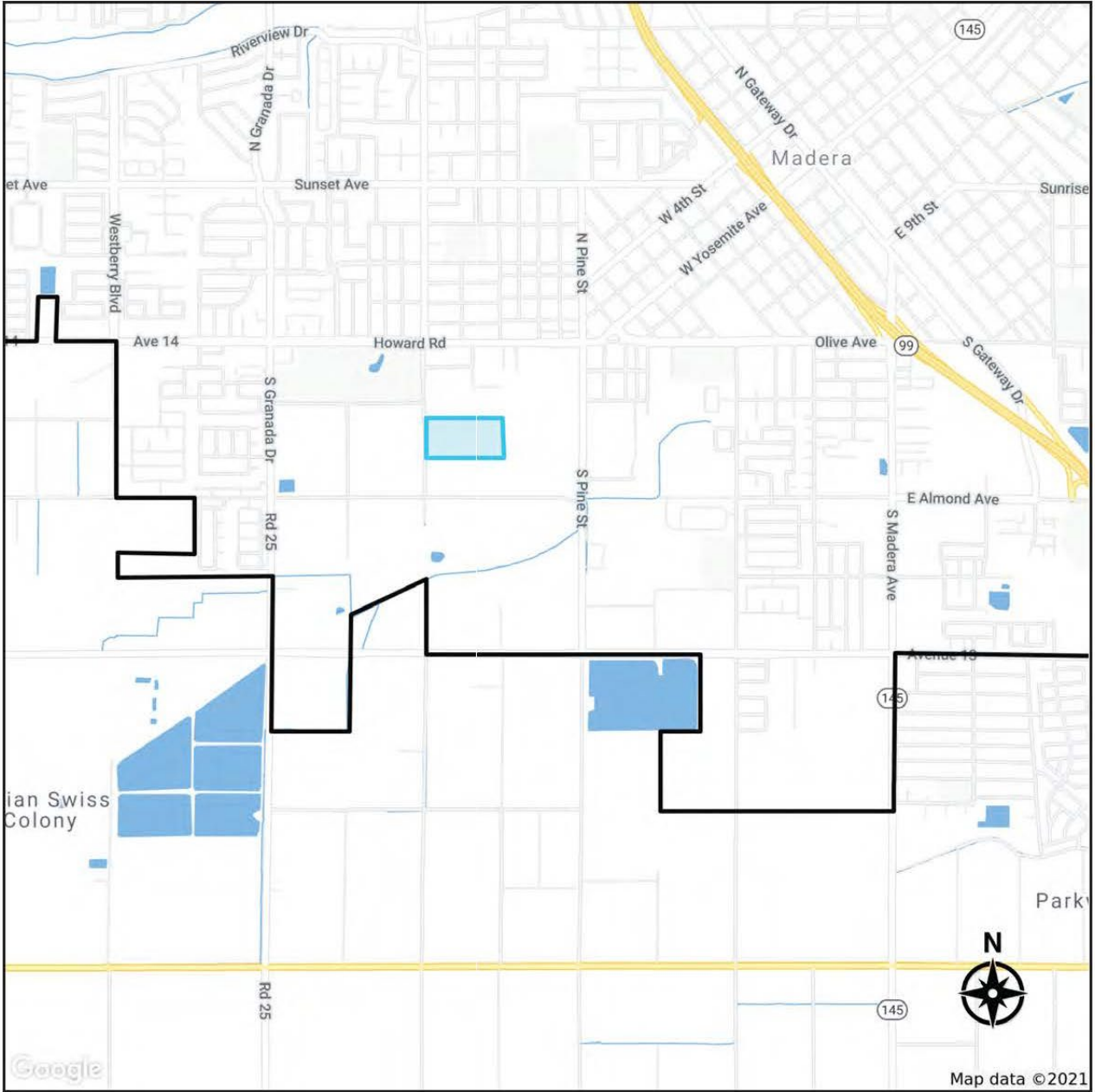
(OR)

Motion 3: Move to continue the application for SPR 2021-24 to the September 14, 2021 Planning Commission hearing with direction to staff to return with an updated resolution with appropriate findings for denial for the following reasons: (Specify – Planning Commission should articulate reasons for denial.)

ATTACHMENTS

- Attachment 1: Vicinity Map
- Attachment 2: Aerial Photo
- Attachment 3: General Plan Land Use Map
- Attachment 4: Zoning Map
- Attachment 5: Site Plan
- Attachment 6: Elevations
- Attachment 7: Initial Study/ Mitigated Negative Declaration (IS/MND) for SPR 2021-24
- Attachment 8: Cal Trans comment letter and City response regarding IS/MND
- Attachment 9: Planning Commission Resolution for SPR 2021-24

Attachment 1: Vicinity Map



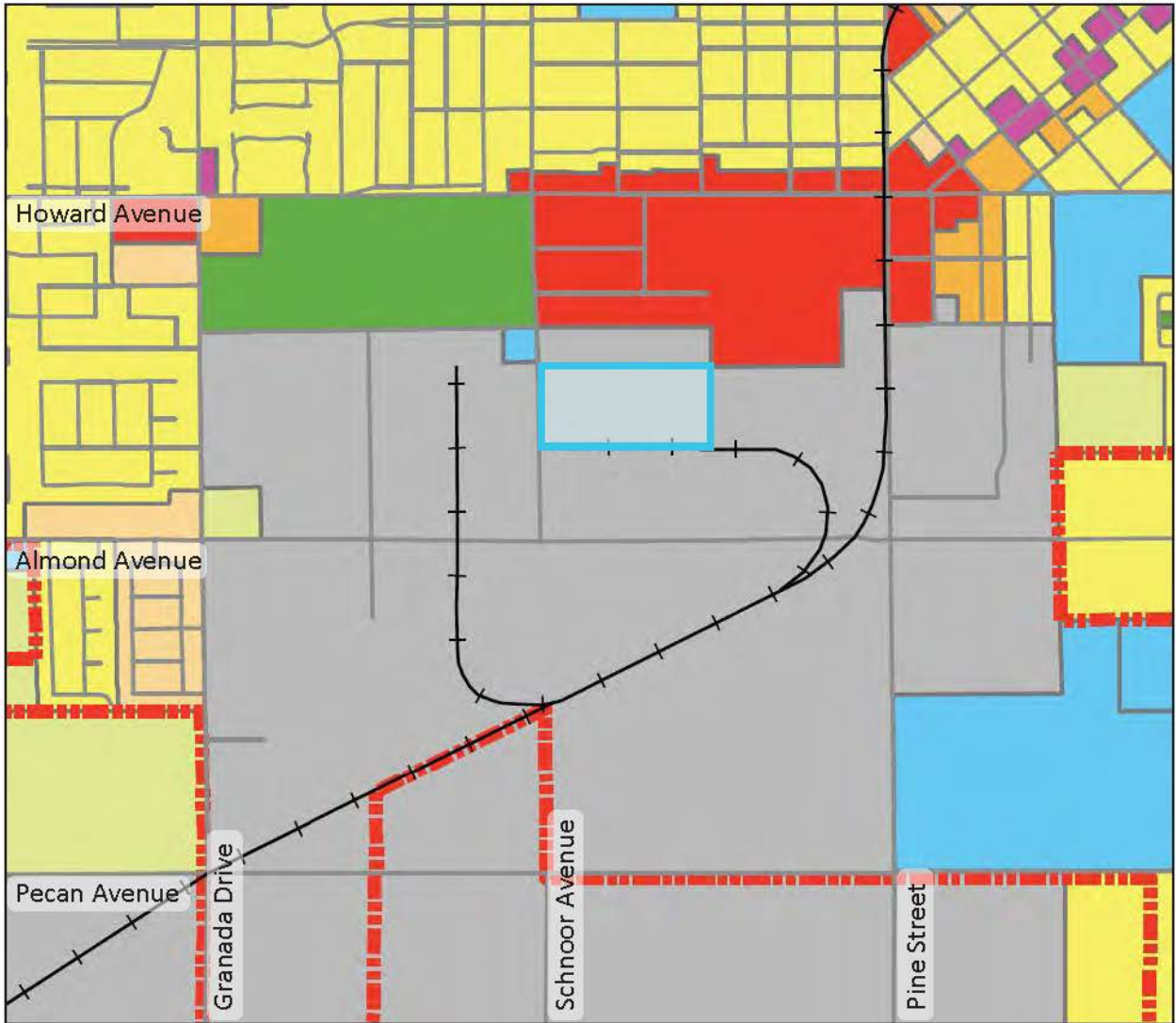
	Project Site
	City Limit







Attachment 2: Aerial Photo



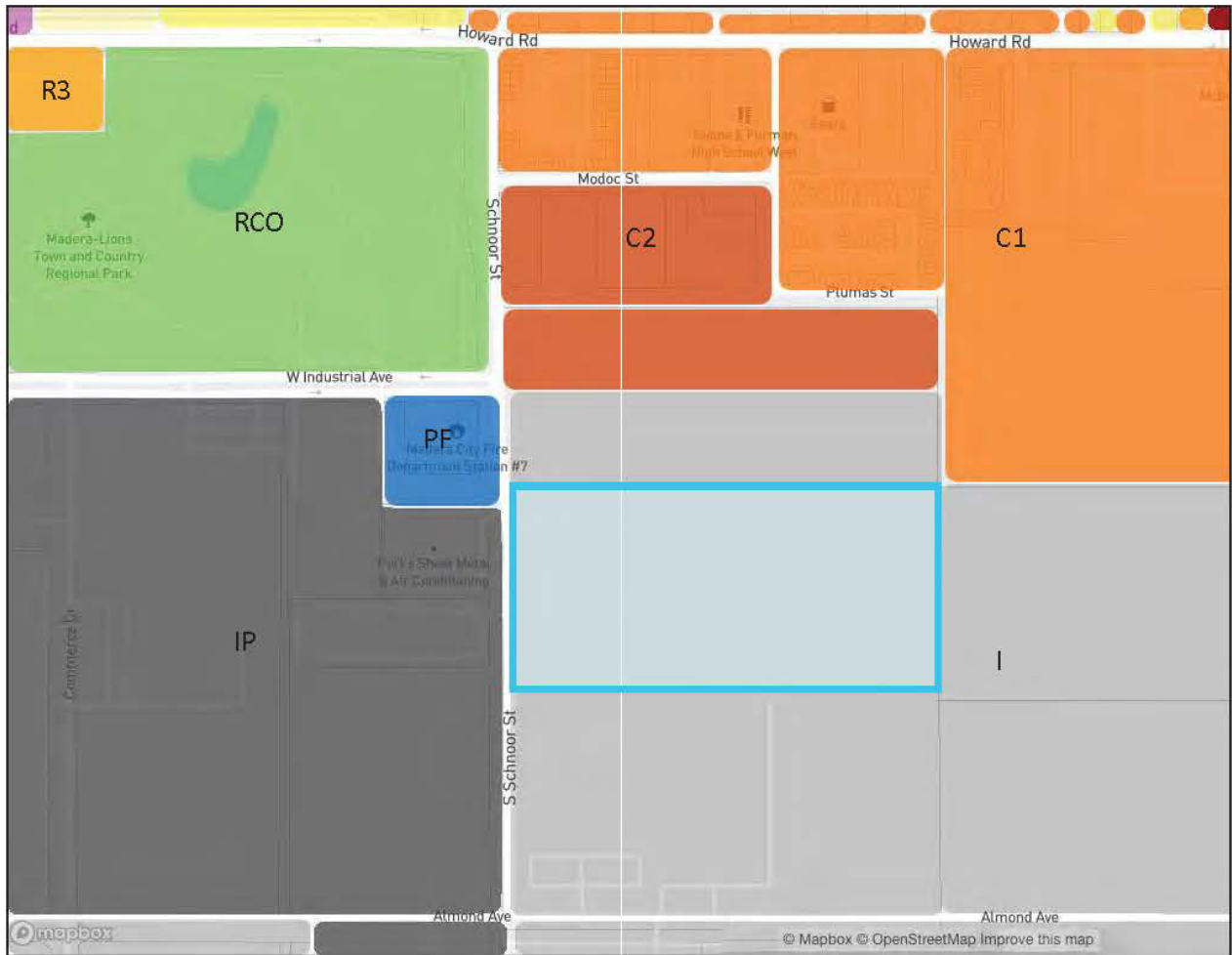
 Project Site

Attachment 3: General Plan Land Use Map



	Project Site		LD - Low Density Residential
	City Limits		MD - Medium Density Residential
	Railroads		HD - High Density Residential
	C - Commercial		OS - Open Space
	O - Office		RC - Resource Conservation/Agriculture
	I - Industrial		P&SP - Other Public & Semi-Public Uses

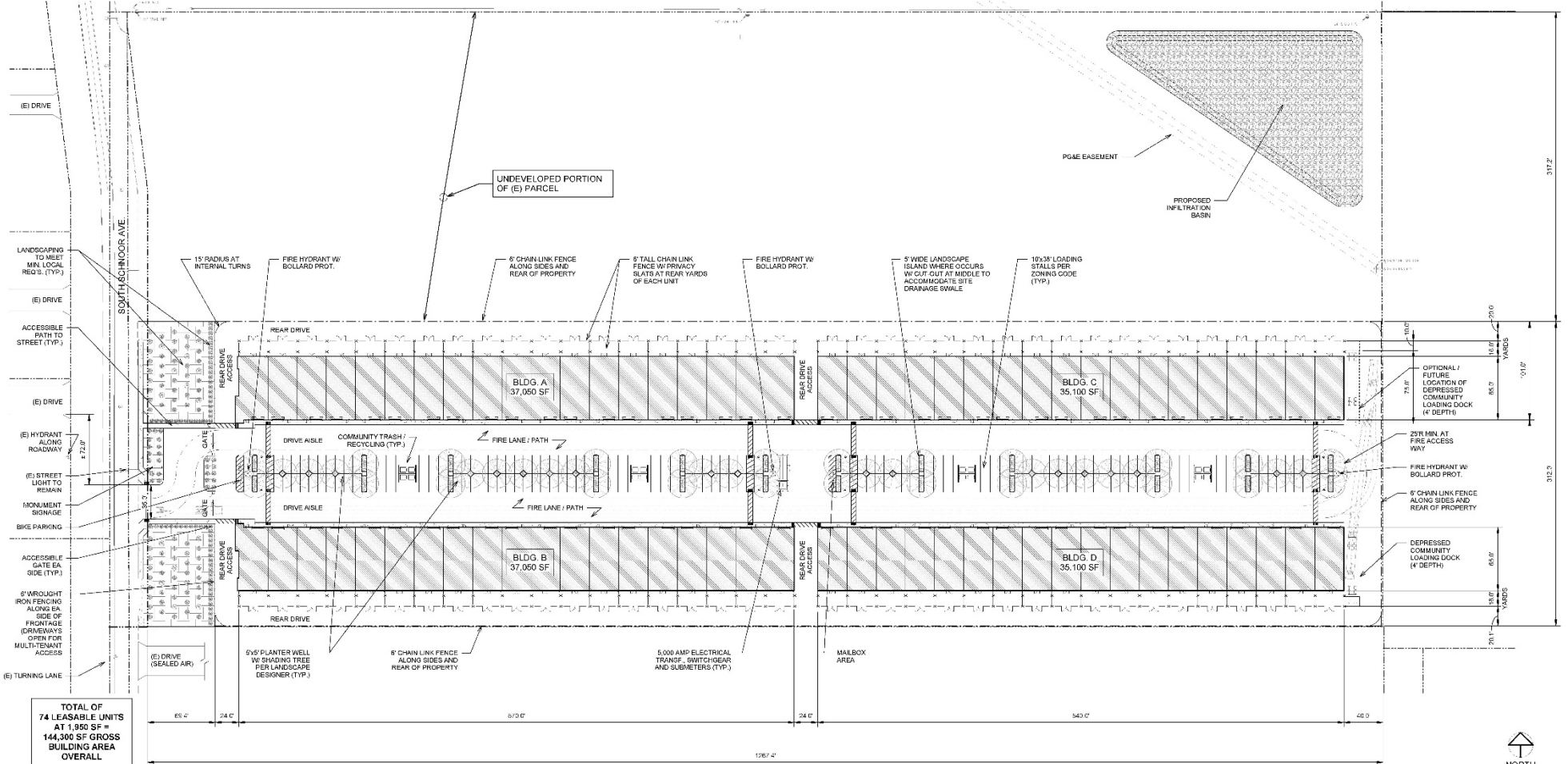
Attachment 4: Zoning Map



 Project Site	 PO - Professional Office
 RA - (One unit per each 12,000 SF)	 I - Industrial
 R1 - (One unit per each 6,000 SF)	 IP - Industrial Park
 R3 - (One unit per each 2,000 SF)	 PF - Public Facilities
 C1 - Light Commercial	 RCO - Resource Conservation & Open Space
 C2 - Heavy Commercial	

Attachment 5: Site Plan

CITY OF MADERA OFF-STREET PARKING REQUIREMENTS (MUNICIPAL CODE SECTION 16.3.1202)	
USE MANUFACTURING, WAREHOUSES, STORAGE USES, AND WHOLESALE HOUSES	PARKING SPACES REQUIRED ONE SPACE FOR EACH TWO EMPLOYEES, PLUS ONE SPACE FOR EACH 300 SQUARE FEET OF OFFICE SPACE AND CUSTOMER NET FLOOR AREA, PLUS ONE LOADING SPACE FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA
PARKING STALL CALCULATION	
STANDARD STALLS - 8'x18'	
(2 EMPLOYEES PER UNIT x 74 UNITS = 148 EMPLOYEES / 2 = 74 SPACES	
- (74 UNITS) (140 SF OFFICE UNIT) / 200 = 52 SPACES	
106 SPACES REQUIRED	
134 SPACES PROVIDED	
LOADING SPACES - 10'x35'	
(2) (37,050 SF + 35,100 SF) / 10,000 = 14 LOADING SPACES REQUIRED	
24 LOADING SPACES PROVIDED	



TOTAL OF
74 LEASABLE UNITS
AT 1,950 SF =
144,300 SF GROSS
BUILDING AREA
OVERALL

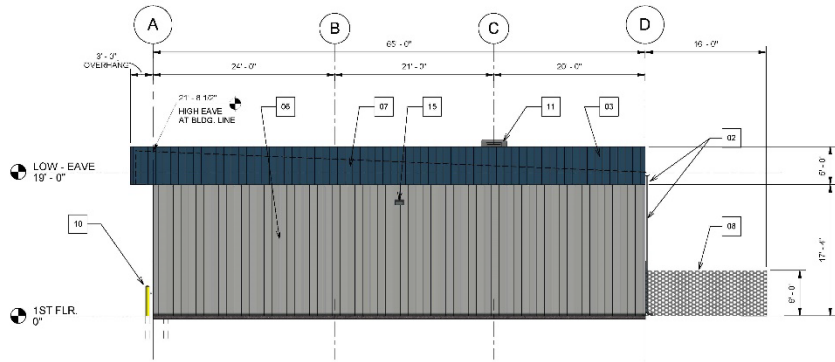


Attachment 6: Elevations

ELEVATION KEYNOTES

- | | | | |
|--|--|---|--|
| <ul style="list-style-type: none"> 01 24 GA. R-PANEL ROOF DECK BY PEMB MANUF. (COOL ROOF / WHITE COLOR TO MEET T24 ENERGY CODE AS APPLICABLE) 02 GUTTER AND DOWNSPOUT PER PEMB MANUFACTURER (COLOR TO MATCH WALL PANELS) 03 PROJECTED FACADE 26 GA. R-PANEL PER PEMB MANUFACTURER (STANDARD BLUE COLOR PER MANUFACTURER) 04 12x14' OVERHEAD DOORS - STANDARD GREY COLOR 05 3x7' WALK-DOOR / ENTRANCE (PAINTED BLUE COLOR TO MATCH BLDG. FACADE PANEL) | <ul style="list-style-type: none"> 06 REVERSE RIB 26 GA. R-PANEL AT ALL EXTERIOR WALLS PER PEMB MANUF. (STANDARD GREY COLOR) 07 ROOF SLOPE BEYOND (1:27 / FT.) 08 6" TALL CHARLINK FENCE AT YARDS W/ PRIVACY SLATS 09 DOUBLE-LEAF 10' WIDE ACCESS IN CHARLINK FENCE AT YARDS 10 NODW 4" DIA 6" SAFETY BOLLARD (PAINTED SAFETY YELLOW) | <ul style="list-style-type: none"> 11 ROOFTOP MOUNTED EVAPORATIVE COOLING UNIT FOR SHOP / WAREHOUSE AREA 12 (1) 8x8' SKY LIGHT EACH UNIT 13 BACK-LIGHT BUILDING SIGNAGE (UNDER SEPARATE PERMIT) 14 ARCH. WALL LIGHT 15 LED WALL PACK FOR SITE LIGHTING AS REQ'D. PER ELECTRICAL ENGINEER | <ul style="list-style-type: none"> 18 DOOR CANOPY (TYP. OF 4) |
|--|--|---|--|

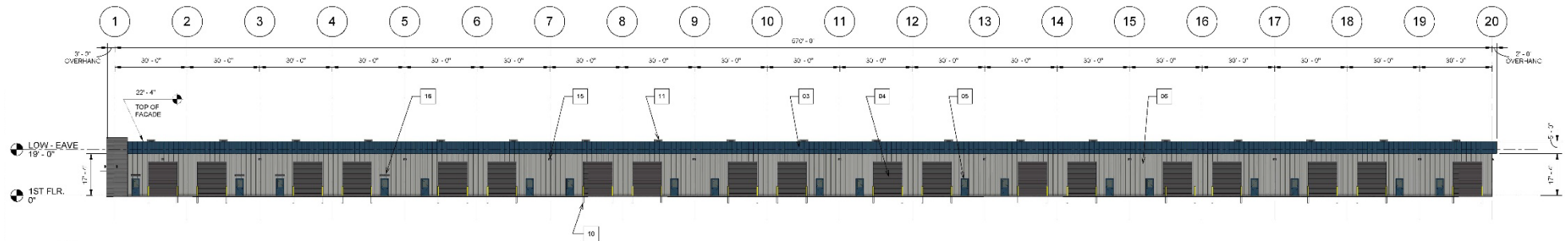
NOTE - BLDG. A OPPOSITE HAND. BLDG'S C & D SIMILAR



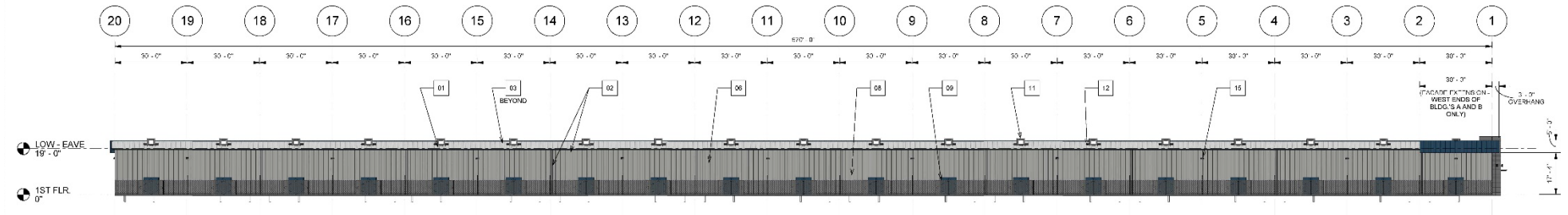
1 BLDG. A - EAST ELEVATION
AS.04 1/8" = 1'-0"



2 BLDG. A - WEST ELEVATION
AS.04 1/8" = 1'-0"



3 BLDG. A - SOUTH ELEVATION
AS.04 1" = 20'-0"



4 BLDG. A - NORTH ELEVATION
AS.04 1" = 20'-0"

**Attachment 7:
Initial Study/Mitigated Negative Declaration (IS/MND) for SPR 2021-24**

Initial Study/Mitigated Negative Declaration distributed as a separately bound document and is also posted on the City's website on the Planning Department page under Current Projects and Environmental Review at the following website address:
<https://www.madera.gov/home/departments/planning/>.

Please refer to the separately bound document titled "South Schnoor Avenue Industrial Warehouse Project Site Plan Review (SPR) 2021-24 Initial Study/Mitigated Negative Declaration, July 2021."

**Attachment 8:
Cal Trans comment letter and City response regarding IS/MND**

CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 6 OFFICE
1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616
(559) 981-1041 | FAX (559) 488-4195 | TTY 711
www.dot.ca.gov



August 5, 2021

MAD-99/145-10.85
Industrial Warehouse Project
SPR 2021-24, Preliminary Review
<https://ld-igr-gts.dot.ca.gov/district/6/report/23690#32919>

SENT VIA EMAIL

Derek Sylvester, Associate Planner
City of Madera, Planning Department
205 West 4th Street, Madera, CA 93637
p. (559) 661.5436

Dear Mr. Sylvester,

Thank you for the opportunity to review SPR 2021-24 and Initial Study/Negative Declaration (IS/ND) for the proposed South Schnoor Avenue Industrial project. The project proposes the development of four (4) single-story, pre-engineered metal buildings (PEMB) for flex/warehouse spaces to occupy approximately 9.0 acres of a 16.57-acre parcel. The four (4) buildings will range in size from 35,100 square feet (Buildings C and D) to 37,050 square feet (Buildings A and B) for a total of 74 leasable units at 1,950 square feet, totaling a gross building area of 144,300 square feet. The project is located in southwest area of the City of Madera, approximately 1.5 miles southwest of State Route 99 (SR 99) and 1.4 miles west of SR 145.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. As a point of information, according to the operational statement and trip generation analysis, the proposed facility will generate approximately 1,000 daily trips. However, Project related traffic and operational maintenance would be temporary, and therefore, would not result in any long-term degradation in operating conditions on local roadways used for the project. Based on the description provided and Initial Study, the project is expected to have minimal impacts on the State facilities. However, if there any deviations from what is being proposed, then Caltrans would like to have a chance to review again.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Derek Sylvester, - Industrial Warehouse Project
August 5, 2021
Page 2

2. A Vehicle Miles Traveled (VMT) analysis was conducted but trips associated with large trucks were excluded from the VMT analysis and only employee and customer trips were considered. **As a result, it is recommended the VMT analysis be revised to include large truck trips for the parcels. It is also recommended that improvements for existing and future bike/pedestrian facilities on roads within the boundaries of the specific plan and connectivity between home to work/home to shops be considered in the VMT analysis.**
3. Caltrans recommends the project implement multimodal strategies, such as those that originate from Transit-oriented development (TOD), in an effort to further reduce VMT.
4. Active Transportation Plans and Smart Growth efforts support the state's 2050 Climate goals. Caltrans supports reducing VMT and GHG emissions in ways that increase the likelihood people will use and benefit from a multimodal transportation network.
5. Caltrans recommends, if not done so already, the City/County of Madera develop a Development Impact Fee Program to fund future major transportation projects in the area so that projects, such as this one, can pay into to mitigate their fair share.

If you have any other questions, please call or email Edgar Hernandez at (559) 981-7436 or edgar.hernandez@dot.ca.gov.

Sincerely,



David Padilla, Branch Chief
Transportation Planning – North



PLANNING DEPARTMENT

Gary Conte, AICP, Planning Manager

TO: City of Madera Planning Commission
FROM: Gary Conte, AICP, Planning Manager
RE: Response to Comments from Caltrans on the Initial Study/Mitigated Negative Declaration (IS/MND) for Site Plan Review (SPR) 2021-24
DATE: August 6, 2021

The following memo is a response to the comment letter dated August 5, 2021 received from Caltrans on the above noted document.

The Notice of Intent was published on July 17th, 2021 and this IS/MND was routed to responsible and trustee agencies for comment. The comment period will end on August 10, 2021 and thus far, one comment letter has been received and has been attached to this memo for reference. This comment letter, submitted by Caltrans and dated August 5, 2021, is addressed below. These responses are clarifications to the record and are not "substantial revisions" as outlined in Section 15073.5 and thus do not require recirculation. Specifically, section 15073.5(c) of the CEQA Guidelines state the following:

Recirculation is not required under the following circumstances: ...

- 4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

Most of items listed in the document are informational and not directly related to the analysis and findings contained in the IS/MND. Item number 2 in the letter is the only item related to the CEQA analysis and states the following:

Comment: *A Vehicle Miles Traveled (VMT) analysis was conducted but trips associated with large trucks were excluded from the VMT analysis and only employee and customer trips were considered. As a result, it is recommended the VMT analysis be revised to include large truck trips for the parcels. It is also recommended that improvements for existing and future bike/pedestrian facilities on roads within the boundaries of the specific plan and connectivity between home to work/home to shops be considered in the VMT analysis.*

Response: The VMT analysis/screening was conducted in compliance with the Office of Planning and Research (OPR) 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA and CEQA Guidelines. Specifically, CEQA Guidelines Section 15064.3 state that, "vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project." Page 4 of the above-mentioned technical advisory, under "Recommendations Regarding Methodology" states the following:

"Vehicle Types. Proposed Section 15064.3, subdivision (a), states, "For the purposes of this section, 'vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project." Here, the term "automobile" refers to on-road passenger vehicles, specifically cars and light trucks."

As discussed in the IS/MND, the term "automobile" refers to on-road passenger vehicles, specifically cars and light trucks. Thus, per state guidance and regulations, heavy-duty truck VMT need not be included in the VMT analysis. Based on the analysis contained in the IS/MND, the project screens out of a formal VMT analysis. Thus, no changes are needed and no changes have been made to the IS/MND.

**Attachment 9:
Planning Commission Resolution**

RESOLUTION NO. 1889

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA
APPROVING SITE PLAN REVIEW 2021-24
(SOUTH SCHNOOR AVENUE INDUSTRIAL WAREHOUSE PROJECT)**

WHEREAS, Franco Development Properties LP (“Owner”) owns APN 009-330-011 in Madera, California (“site”); and

WHEREAS, the project site is a vacant 16.57-acre property located east of South Schnoor Avenue between Modoc Street and West Almond Avenue and is planned and zoned for Industrial land uses; and

WHEREAS, the applicant, Madera Industrial WHSE, LLC, is seeking a site plan review (SPR) to allow for the construction of four (4) industrial buildings ranging in size from 35,100 square feet (sf) (Buildings C and D) to 37,050 sf (Buildings A and B) for a total of seventy four (74) leasable units at 1,950 sf each, totaling a gross building area of 144,300 s., as proposed by SPR 2021-24; and

WHEREAS, an Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program have been prepared, circulated, and made available for public comment pursuant to the California Environmental Quality Act (CEQA), Public Resources Code, sections 21000, et seq., the Guidelines for implementation of CEQA, Title 14 California Code of Regulations, Chapter 3, Section 15000, et seq., and the Madera Municipal Code; and

WHEREAS, under the City’s Municipal Code, the Planning Commission is authorized to review and approve site plan reviews and environmental assessments associated projects on behalf of the City; and

WHEREAS, the Planning Commission has independently reviewed and considered the information contained in the IS/MND; and

WHEREAS, the Project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code; and

WHEREAS, the City provided notice of the Planning Commission hearing as required by law; and

WHEREAS, the Planning Commission received and reviewed SPR 2021-24 at a duly noticed meeting on August 10, 2021; and

WHEREAS, a public hearing was held, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Planning Commission; and

WHEREAS, the Planning Commission now desires to approve SPR 2021-24, with conditions.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.

2. CEQA: The Planning Commission finds an environmental assessment initial study and mitigation monitoring and reporting program were prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations. Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues. Based on this review and assessment, the Planning Commission finds that although the project could have a significant effect on the environment, there will not be a significant effect because mitigation measures have been identified to reduce the significant direct, indirect or cumulative effects on the environment, and that a Mitigated Negative Declaration is appropriate for this project. The Planning Commission further finds the Initial Study and Mitigated Negative Declaration were timely and properly published and notices as required by CEQA. As such, the Planning Commission adopts a Negative Declaration and the mitigation monitoring and reporting program for the project.

3. Findings for SPR 2021-24: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of SPR 2021-24, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Sections 10-3.4 and Sections 10-3.1001 through 10-3.1004. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

- a. *The proposal is consistent with the General Plan and Zoning Ordinance.*

The property is zoned I (Industrial), which is consistent with the existing General Plan land use designation of I (Industrial). SPR 2021-24 is consistent with the purpose and intent of the I (Industrial) zone district and does not conflict with City standards or other provisions of the Code.

- b. *The proposal is consistent with any applicable specific plans.*

The project site is not subject to any applicable specific plans.

- c. *The proposed project includes facilities and improvements; vehicular and pedestrian ingress, egress, and internal circulation; and location of structures, services, walls, landscaping, and drainage that are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, there will be no adverse effects on surrounding property, light is deflected away from adjoining properties and public streets, and environmental impacts are reduced to acceptable levels.*

SPR 2021-24 has been reviewed and is consistent with surrounding uses and with all applicable requirements for development in the Industrial (I) zone district, including provisions for access to and from the site, parking and loading facilities, drainage, and lighting. Based on the environmental analysis prepared, the project will not generate significant amounts of noise, light, or traffic.

- d. *The proposed project is consistent with established legislative policies relating to traffic safety, street dedications, street improvements, and environmental quality.*

SPR 2021-24 will be required to install street improvements in accordance with City standards. Related infrastructure improvements will also be required for storm drainage in conformance with City standards. The project site has access to South Schnoor Avenue, which can accommodate traffic generated from the proposed project. Based on the environmental analysis prepared, the project will not have a significant impact on traffic or the environment.

4. Approval of SPR 2021-24: Given that all findings can be made, the Planning Commission hereby approves SPR 2021-24 as conditioned as set forth in the Conditions of Approval attached as Exhibit "A."
5. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of August 2021, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Robert Gran Jr.
Planning Commission Chairperson

Attest:

Gary Conte, AICP
Planning Manager

Exhibit "A" – Conditions of Approval for SPR 2021-24

EXHIBIT "A"
SPR 2021-24 SOUTH SCHNOOR AVEUNE INDUSTRIAL WAREHOUSE PROJECT
CONDITIONS OF APPROVAL
AUGUST 10, 2021

Notice to Applicant

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through site plan review, and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Approval of this permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this permit, the zoning ordinance, and all City standards and specifications. This permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval for SPR 2021-24 (South Schnoor Avenue Industrial Warehouse Project) will ultimately be deemed mandatory unless appealed by the applicant to the City Council within

ten (10) days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

These conditions are applicable to any person or entity making use of this permit, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, successors-in-interest, lessee, operator, or any other person or entity making use of this permit. Furthermore, "project site" refers to the portions of APN 009-330-011 that are being developed under SPR 2021-24 by the applicant. The following conditions apply only to these portions of the subject site, unless specifically noted otherwise.

GENERAL CONDITIONS

1. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specifically noted in the conditions or mandated by statutes.
2. The applicant shall submit to the City of Madera Planning Department a check in the amount necessary to file a Notice of Determination at the Madera County Clerk. This amount shall equal the Madera County filing fee in effect at the time of filing. Such check shall be made payable to the Madera County Clerk and submitted no later than three (3) days following action on SPR 2021-24.
3. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the applicant's signature on the Acknowledgement and Acceptance of Conditions of Approval.
4. SPR 2021-24 will expire one (1) year from the effective date, unless a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan or the required action is taken to extend the approval before expiration date (Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval).
5. It shall be the responsibility of the property owner, operator, and/or management to ensure that any required permits, inspections, and approvals from any regulatory agency be obtained from the applicable agency prior to issuance of a building permit and/or the issuance of a certificate of completion, as determined appropriate by the City of Madera Planning Department.
6. Deferrals are not permitted for any condition included herein, unless otherwise stated.
7. Development of the project shall conform to the plans designated by the City as Attachment 1 through 3, subject to the conditions noted herein. Minor modifications to the approved Site Plan Review 2021-24 Improvement Plans necessary to meet regulatory, engineering or similar constraints may at a minimum be made at the discretion and approval of the Planning Manager. However, should the Planning Manager determine that modifications are substantive, he/she may require that an amendment to SPR 2021-24 be filed for review and approval through the applicable City process.
8. Any proposed modifications to the approved site plan and elevations of SPR 2021-24, including but not limited to building exteriors, access drive locations, parking/loading areas, fence/walls, lighting, new buildings, landscaping or use of the site shall require an amendment (modification) to SPR 2021-24 as specified in the MMC.

9. Site Plan Review 2021-24 approval is not an authorization to commence construction. On- and off-site improvements, building construction, sign erection or occupancy shall not be permitted without prior approval of the City through issuance of any required grading or building permits.
10. The site or building plans submitted for any building permit applications shall reflect changes required by the herein listed conditions of approval.
11. It shall be the responsibility of the applicant, property owner and/or successor-in-interest to ensure that any required permits, inspections, and approvals from any regulatory agency shall be obtained from the concerned agency prior to establishment of the use.
12. The applicant, property owner and/or successors-in-interest shall comply with all federal, State and local laws. Material violation of any applicable laws concerning the use of subject site will be cause for revocation of SPR 2021-24.
13. All construction shall cease, and the Planning Manager and City Engineer shall be notified immediately if any prehistoric, archaeological, or fossil artifact or resource is uncovered during construction. All construction shall immediately stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained, at the applicant's and/or successors-in-interest's expense, to evaluate the find(s) and recommend appropriate action according to Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. If avoidance is infeasible, other appropriate measures would be instituted. Work may proceed on other parts of the project subject to direction of the archaeologist while assessment of historic resources or unique archaeological resources is being carried out
14. All construction shall cease if any human remains are uncovered, and the Planning Manager, City Engineer and County of Madera Coroner shall be notified in accordance to Section 7050.5 of the California Health and Safety Code. If human remains are determined to be those of a Native American or has reason to believe that they are those of a Native American, the Native American Heritage Commission shall be contacted, and the procedures outlined in CEQA Section 15064.5(e) shall be followed.
15. Approval of this project is for the benefit of the applicant. The submittal of applications by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Madera and its agents, officers, consultants, independent contractors, and employees ("City") from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys' fees, and damages arising therefrom (collectively "claim").

The City shall promptly notify the applicant of any claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Should the City decide to independently defend any claim, the applicant shall not be required

to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

16. The project shall comply with all mitigation measures identified in the Mitigated Negative Declaration for the South Schnoor Avenue Industrial Warehouse Project, including the mitigation monitoring and reporting program.

PLANNING DEPARTMENT

General Conditions

17. All on-site improvements shall be completed prior to final building inspection and shall be completed in conformance with SPR 2021-24 to the satisfaction of the City of Madera prior to issuance of a certificate of completion.
18. The project site shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by staff to be in violation of the conditions, the property owner, operator, and/or manager may be subject to corrective action.
19. Vandalism and graffiti shall be corrected in accordance with the provisions of the Madera Municipal Code.
20. The property owner, operator, and/or manager shall operate the site in a manner that does not generate noise, odor, blight, or vibration that adversely affects adjacent properties.
21. The property owner, operator, and/or manager shall keep the property clear of all trash, rubbish, and debris at all times.

Building Architecture, Materials and Colors

22. Building elevations, as a conditioned herein, shall include a minimum of a three (3) color exterior painting scheme.
23. Bollards located on both sides of the roll-up door entrance to each unit shall be painted a color similar in likeness to the main wall of the building.
24. The first four (4) entry doors on each of the street facing buildings, a total of eight (8), shall be provided with a covered entrance (awning or roof overhang) of adequate size to protect persons entering or existing the building from inclement weather conditions.
25. All roof and ground mounted utility, electrical and mechanical equipment shall be screened to the specifications of the Planning Department. If ground mounted, applicant shall identify proposed methods to architecturally integrate equipment locations or identify proposed methods to screen equipment using landscaping. Any roof mounted equipment placements shall be completely screened from view and architecturally integrated into the roof using roof wells or continuous building perimeter fascia screening. Any wall mounted equipment shall be painted to match the exterior wall.
26. All ducts and vents penetrating roofs or exterior building walls shall be directed away from the front of project site entrance sides of the buildings using methods to minimize their appearance and visibility from the street. All roof mounted ducts and vents shall be painted matt black or with a color better suited to minimize their appearance.
27. Fire sprinkler risers shall be located within the interior of the buildings or located out of public view.

28. Prior to submittal of a building permit, applicant and / or successors-in-interest shall identify the following information on one (1) or more site plans for the Planning Department review and approval:
 - a) Location of natural gas and electrical utility meters.
 - b) Location of all exterior heating, ventilation and air conditioning (HVAC) and / or evaporative cooler equipment.
 - c) Location of exterior mechanical and electrical equipment.
29. Any ground mounted electrical transformer or other type of ground mounted electrical cabinet shall be located behind the project fence paralleling South Schnoor Avenue and shall be screened from the public viewshed visible from South Schnoor Avenue.
30. Roof access ladders on buildings shall be located within the interior of the buildings or out of public view.
31. Prior to submittal of a building permit application, the applicant shall submit to the Planning Department for review and approval, a materials and color presentation board(s) detailing building and trash enclosure materials and colors and color elevations. The colors and materials shall be harmonious with the surrounding area.
32. Prior to submittal of a building permit application, the applicant shall submit to the Planning Department for review and approval the type and specifications of exterior lighting fixtures to be installed on the site. All exterior lighting shall be directed away from adjoining properties and not interfere with the driving safety of vehicular traffic. Exposed bulbs are not permitted.
33. Developer shall contact the Planning Department when all site lighting is operational. Subject to an operational illumination inspection, additional light screening may be determined to be warranted. If warranted, applicant shall be responsible for installing additional light screening prior to approval of final inspection.

Parking

34. Parking areas shall be constructed according to the conditionally approved site plan. Any deviation from the conditionally approved site plan shall be evaluated by the Planning Manager to determine the need for modification to the site plan.
35. Off-street parking areas shall be paved and maintained so as to eliminate dust or mud and shall be so graded and drained as to dispose of all surface water. In no case shall such drainage be allowed to cross sidewalks, unless approved by the City Engineer.
36. Parking areas shall be constructed in accordance with City of Madera Standard E-4, have a width of not less than nine (9) feet and a length of not less than nineteen (19) feet except that up to 25 percent of the required parking spaces may be designated for compact car use.
37. No wheel stops shall be incorporated into the parking field/parking space layout except to allow for the protection of plantings, buildings, structures, trees, etc. In no case, will any parking space incorporate a wheel stop to provide for less than a nine (9) foot by nineteen (19) foot dimension parking space.
38. Parking spaces shall be easily accessible by standard-size automobiles, shall be so designed as to be accessible from a public street, and shall be located so that sufficient area is available for maneuvering purposes.

39. No overnight outdoor storage of materials or equipment shall be permitted in parking lot. Parking of vehicles in parking lot shall be limited to seventy-two (72) consecutive hours. Storage or parking of inoperative vehicles in the parking lot shall be prohibited.
40. The site's parking area shall not be used for alternative uses other than parking of vehicles.
41. Plans of the proposed parking area shall be submitted to the Building Department at the time of an application for a building permit for any building to which the parking area is accessory. The plans shall clearly indicate the proposed development, including the location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances of the proposed parking lot.
42. Short-term and long-term bicycle parking is required to serve customers and employees, respectively. A minimum of ten (10) bicycle parking spaces for employees and two (2) spaces for customers for a total of twelve (12) minimum bicycle parking spaces with three (3) feet of separation between each rack is required.

Trash Enclosures

43. Outdoor trash areas shall be placed equal distance within the project site parking area and shall be screened on three sides with masonry wall composed of an exterior cement plaster finish painted consistent with building colors and not be visible from South Schnoor Avenue.
44. Trash enclosures gates shall be composed of metal and shall be hinged on the outside with cane bolts to hold the gates open.
45. Driveways or travel aisles shall provide unobstructed access for collection vehicles to directly access trash enclosures without need of the waste hauler to rollout or reorient waste bins for loading operations, consistent and compliant with the servicing requirements established by the City's waste hauling operations. In loading areas, the minimum overhead vertical clearance shall be twenty-two (22) feet for loading operations.

Fencing

46. All walls and fences shall be consistent with the Madera Municipal Code. No wall or fence shall exceed a maximum height of six (6) feet measured from finish grade. Installation of barbed wire or other form of security wire is prohibited.
47. All fences shall be properly maintained so as not to create a hazard, public nuisance or blight in the surrounding neighborhood.
48. Fencing materials, location, and height shall conform to those listed on the approved Site Plan. The rear yards of each leasable unit shall be of chain link type with installation of privacy slats.

Landscaping

49. Landscape and irrigation plan shall be prepared by a licensed Landscape Architect and submitted as part of the submittals for a building permit. Landscape and irrigation plans shall be approved by the Planning Department prior to issuance of building permits. The plans shall:
 - a) Demonstrate compliance with the State of California's Model Water Efficient Landscape Ordinance (MWELO);
 - b) Provide permanent automatic irrigation systems for all landscaped areas;
 - c) Provide vegetative matter coverage of a minimum of seventy-five percent (75%) of all landscaped areas;

- d) Street trees shall be planted at a maximum thirty (30) foot intervals. No less than 11 street trees shall be included as part of the landscape plan. Street tree selection shall be from the City's "Approved City Street Tree List" and be of the same street tree species presently planted along the South Schnoor Avenue corridor;
 - e) Locate landscape material in such a way that it does not interfere with utilities above or below ground; and
 - f) Provide detailed planting lists for all landscaping, with the number, size, spacing (where applicable) and species of all plant life and groundcover, as well as soil preparation techniques for all landscaped areas.
50. Parking lot shade trees should be planted within the parking area to provide a minimum of 50% shade coverage over parking bays at high noon.
 51. On-site and off-site landscaping and irrigation shall not be installed until a landscape plan(s) is approved by the Planning Department. Any deviation from the approved plan(s) shall require written request and approval by the Planning Department.
 52. Approved landscape and irrigation plan(s) shall be fully installed and operational prior to granting occupancy.
 53. The property owner, operator, and/or manager shall develop and submit to the Planning Department for review and approval, prior to issuance of a building permit, a landscape maintenance and irrigation program for the first three (3) years to ensure that streetscapes and landscaped areas are installed and maintained as approved under SPR 2021-24.
 54. The property owner shall maintain all landscaping in a healthy and well-manicured appearance. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, and replacing dead or unhealthy vegetation with drought-tolerant plantings.
 55. A maintenance agreement is required for all landscaping located within the public right-of-way. Such agreement shall be entered into prior to issuance of a certificate of completion.

Signage

56. No signs apart from "No Parking" and "Bike Route signs along South Schnoor Avenue are approved as part of SPR 2021-24. Approval of SPR 2021-24 constitutes neither a basis for, nor approval of, any exceptions to the Madera Sign Ordinance.
57. All signage apart from "No Parking" and "Bike Route signs shall be in compliance with the Sign Ordinance of the Madera Municipal Code Section 10-6. All permanent signage is required to have an approved Sign Permit issued by the Planning Department per Madera Municipal Code Section 10-6.
58. Applicant shall prepare and submit a Master Sign Program for the purpose of providing a cohesive, complementary, and proportionate signage for the entire project site. Master Sign Program shall at a minimum: 1) identify and define complex on-building and freestanding identification signage allowance, type, dimensions, material, colors, and location; 2) directional signage allowance, type, dimensions, material, color and location(s); 3) on-building signage allowances type, dimensions, material color and locations for each building as well as for individual tenant; and 4) address sign designs – no plastic, vinyl or similar type of material shall be used for building addresses. Master Sign Program is subject review and approval of the Planning Department prior to submittal of a building permit application.

ENGINEERING

General Conditions

59. Nuisance onsite lighting shall be redirected as requested by City Engineer within 48 hours of notification.
60. Impact fees shall be paid at time of building permit issuance
61. The developer shall pay all required fees for completion of the project. Fees due may include but shall not be limited to the following: plan review, easement acceptance, encroachment permit processing and improvement inspection fees.
62. Improvement plans shall be signed and sealed by an engineer and submitted to the Engineering Division according to the Engineering Plan Review Submittal Sheet and Civil Plan Check Submittal Checklist.
63. The improvement plans for the project shall include the most recent version of the City's General Notes.
64. Prior to the construction of improvements within the City right-of-way, an Encroachment Permit will be required from the Engineering Division.
65. All off-site improvements shall be completed prior to issuance of final occupancy.
66. The developer shall coordinate with the United States Post Office relative to the proposed location of the postal boxes for the project.

Water

67. New or existing water service connection(s), including landscape areas, shall be upgraded or constructed to current City standards including Automatic Meter Reading (AMR) water meter installed within City right-of-way and backflow prevention device installed within private property.
68. A separate water meter and backflow prevention device will be required for existing or proposed landscape areas.
69. Existing water service connections that will not be used for the project shall be abandoned at the mains per City standards.
70. The developer shall install fire hydrants along South Schnoor Avenue in accordance with current City standards. Fire hydrant locations shall be approved by the City Fire Marshall.
71. The developer shall reimburse its fair share cost to the City for the previously constructed water main along the entire project frontage on South Schnoor Avenue.
72. Existing wells, if any, shall be abandoned as directed and permitted by City of Madera for compliance with State standards, prior to issuance of building permits or any activities in which the well to be abandoned may be further damaged resulting in potential contamination to the aquifer below.

Sewer

73. New or existing sewer service connection(s) shall be constructed or upgraded to current City standards.
74. Existing sewer service connections that will not be used for the project shall be abandoned at the mains per current City of Madera standards.

75. The developer shall reimburse its fair share cost to the City for the previously constructed sewer main along the entire project frontage on South Schnoor Avenue.
76. Sewer main connections six (6) inches and larger in diameter shall require manhole installation.
77. Existing septic tanks, if found, shall be removed pursuant to issuance of a permit and inspection by the City of Madera Building Department.

Storm Drain

78. Storm runoff from this project site is planned to go to the Evapco Basin (EV) located south of the proposed project site, or as directed by the City Engineer. Per the Storm Drainage System Master Plan, the EV basin is at capacity and requires a new basin to the north. In lieu of the fact said basin does not exist, the developer may construct a temporary on-site basin. A detailed drainage study shall be provided to support the chosen path of conveyance, storage and design of any necessary drainage facilities.
79. Support calculations shall be provided that prove the existing storm drain facilities are capable of intercepting runoff in accordance with the provisions of the Storm Drainage System Master Plan.
80. This project shall comply with the design criteria as listed on the National Pollutant Elimination Systems (NPDES) General Permit for Storm Water Discharges from Small Municipal Separate Storm Sewer System (MS4's) as mandated by Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS000004. For the purpose of this proposed development, post development runoff shall match or be less than pre-development runoff. The development shall submit to future inspections by City or other designated agencies relative to the improvements installed as a result of this condition to ensure they remain in compliance with the conditions imposed under this condition.

Streets

81. The developer shall install sidewalk along the South Schnoor Avenue project frontage in accordance with City and American with Disabilities Act (ADA) standards.
82. The developer shall repair or replace all broken or damaged concrete improvements including curb, gutter, and sidewalk, as necessary, to current City and ADA standards.
83. The proposed driveway approach on South Schnoor Avenue shall be constructed to a street-type entrance in accordance with City and ADA standards. The driveway curb radii and width must be designed to accommodate truck turn movements into the site without impacting egress. One driveway approach only will be allowed on South Schnoor Avenue with this proposal.
84. The driveway approach shall have a minimum throat length of thirty (30) feet from face of curb. The throat length shall be justified based on anticipated operation of the complex and the ability to ensure vehicle queues do not extend into the public right-of-way.
85. "No Parking" signs shall be installed along the South Schnoor Avenue project parcel frontage per City Standards.
86. "Bike Route" signs shall be installed along South Schnoor Avenue in accordance with City standards.
87. The developer shall dedicate a Public Utility Easement 10-feet wide along the entire project parcel frontage on South Schnoor Avenue. A \$466 fee or the fee in effect at that time for grant easement or deed acceptance shall be paid with the Engineering Department.

88. The developer shall annex into and execute such required documents that may be required to participate in Landscape Maintenance District Zone 51 for the purposes of participating in the cost of maintaining landscape improvements within said zone.
89. All existing and proposed public utilities (electric, telephone, cable, etc.) shall be undergrounded, except transformers, which may be mounted on pads. Public utility easements shall be dedicated outside and adjacent to all streets rights-of-way. All public utilities within the project property and adjacent to the project property frontage on peripheral streets (on the development side of the street centerline) shall be placed underground except those facilities exempted by the Public Utilities Commission Regulations or operating at 70,000 volts or greater.

BUILDING DEPARTMENT

90. Submit five (5) full sets and one (1) full digital set in Portable Document Format (PDF) of plans for review and approval prior to obtaining all required permits for construction of project.
91. A building permit is required for all construction on the site.
92. A business license is required, and a business license inspection shall be conducted prior to operation.
93. State and federal handicap requirements shall apply to the entire site and all structures and parking thereon. Compliance shall be verified at the permit stage and confirmed at final inspection.

FIRE DEPARTMENT

94. Buildings will be equipped throughout with fire sprinklers in accordance with the California Fire Code (CFC) and National Fire Protection Association (NFPA) 13. A permit must be obtained for the installation by a licensed C16 Contractor. If high piled storage is desired, it must comply with CFC Table 3206.
95. A fire sprinkler supervisory alarm system is required for the monitoring of the fire sprinkler system.
96. One 2A10BC rated fire extinguisher must be provided inside each tenant space. All fire extinguishers must be mounted between 3-5 feet AFF at the handle in visible and accessible locations.
97. A Knox Box must be provided for access to the site and the applicant shall provide a key for the required Knox Boxes.
98. On-site fire hydrants are required and shall be provided in accordance with appendices B & C of the California Fire Code. Fire hydrants shall be located within the raised parking landscape islands.
99. Fire access roads shall be posted in accordance with the CFC and turn-around shall comply with CFC Appendix D.

AIRPORT LAND USE COMMISSION

100. No component of operations of the facility shall create, or cause to be created, electrical interference with aircraft communications or navigation; and
101. No component of operations of the facility shall create, or cause to be created, any form of visual or other sensory distractions to those aircraft landing or taking off from the airport.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

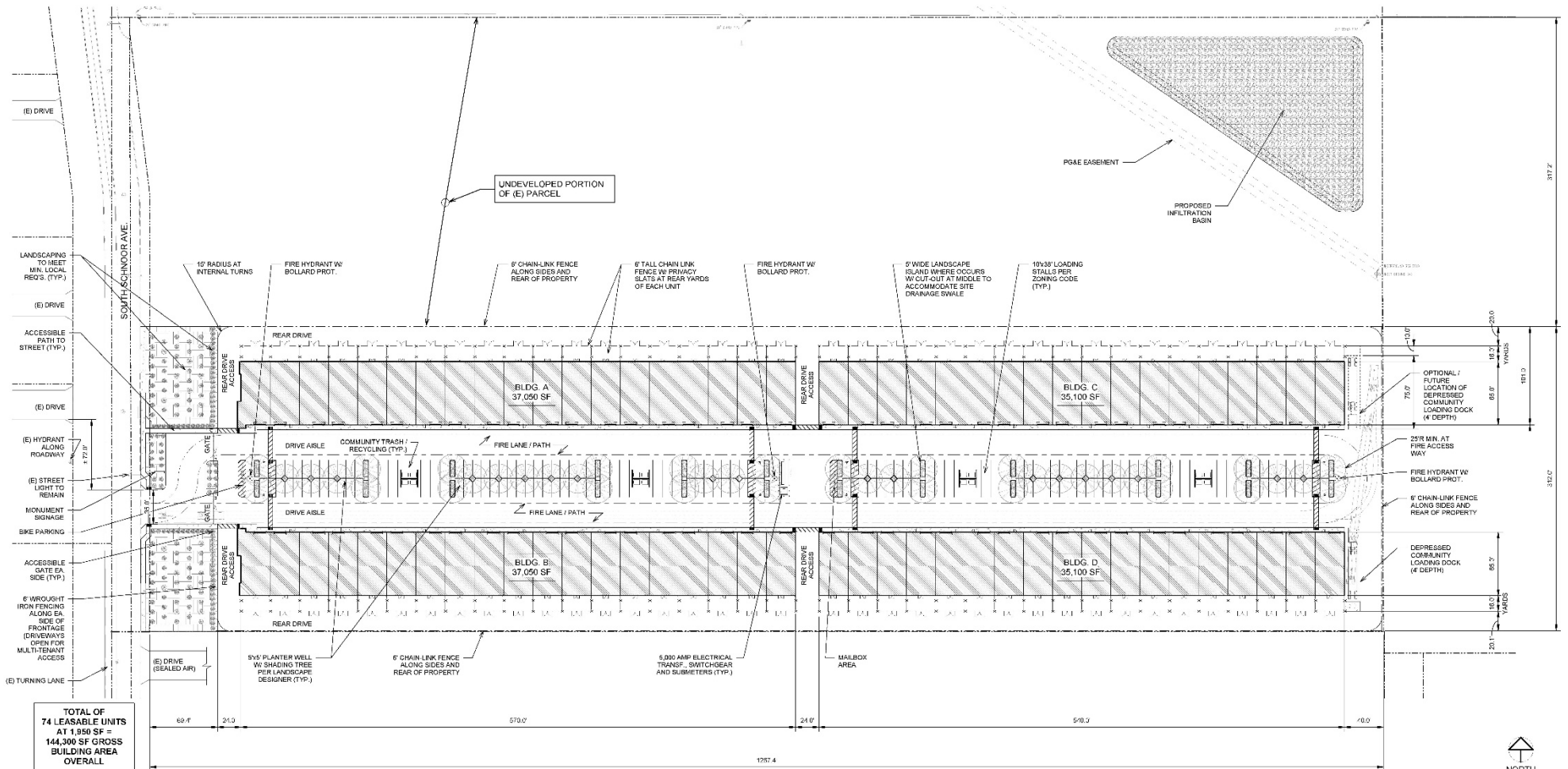
102. Applicant shall consult with and shall comply with the requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD), including but not limited to compliance with Regulation VIII (Fugitive PM10 Prohibitions), Rules 2010 and 2201 (Air Quality Permitting for Stationary Sources), Rule 9410 (Employer Based Trip Reduction), and Rule 9510 (Indirect Source Review).
103. Applicant shall submit to, and have approved by, the SJVAPCD an Authority to Construct (ATC) application and present a copy of an approved ATC application to the City prior to issuance of a grading or building permit.
104. Applicant shall submit to, and have approved by, the SJVAPCD an Air Impact Assessment (AIA) application prior to issuance of a grading or building permit.
105. Applicant shall submit to, and have approved by, the SJVAPCD a “Dust Control Plan” and present a copy of an approved Dust Control Plan to the City prior to issuance of a grading or building permit.

-END OF CONDITIONS-

Attachment 1: Site Plan
Attachment 2: Floor Plan
Attachment 3: Elevations

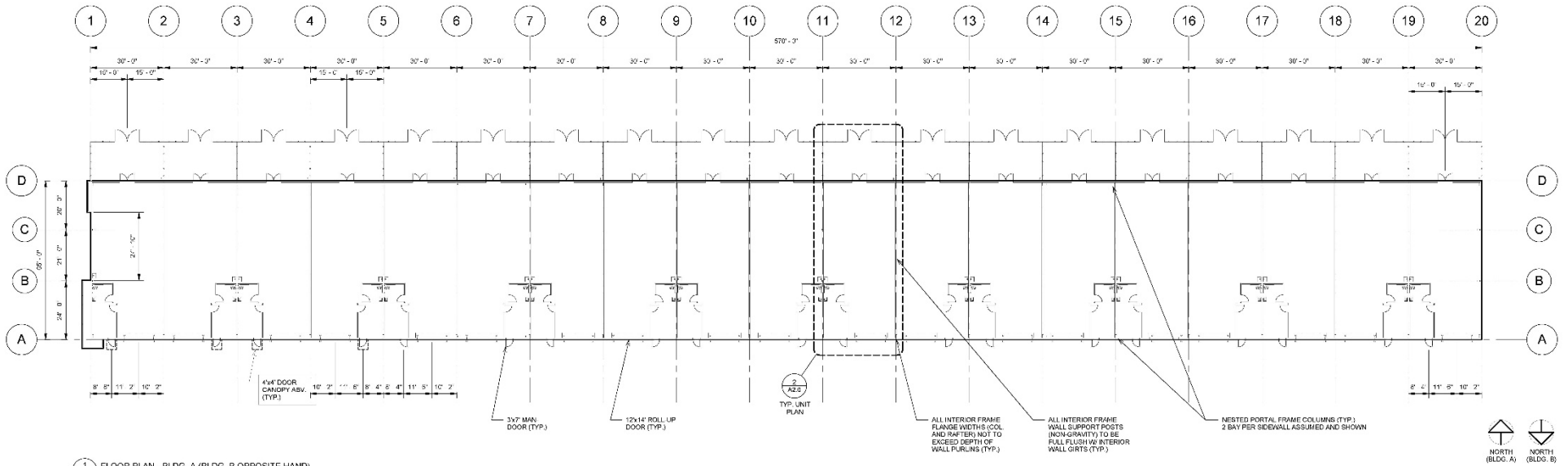
Attachment 1: Site Plan

CITY OF MADERA OFF-STREET PARKING REQUIREMENTS (MUNICIPAL CODE SECTION 18-3.1.02)	
USE MANUFACTURING, WAREHOUSES, STORAGE USES, AND WHOLESALE HOUSES	PARKING SPACES REQUIRED ONE SPACE FOR EACH TWO EMPLOYEES, PLUS ONE SPACE FOR EACH 300 SQUARE FEET OF OFFICE SPACE AND CUSTOMER NET FLOOR AREA, PLUS ONE LOADING SPACE FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA
PARKING STALL CALCULATION	
STANDARD STALLS - 8'x18'	
$(2 \text{ EMPLOYEES PER UNIT} \times 74 \text{ UNITS} = 148 \text{ EMPLOYEES}) / 2 = 74 \text{ SPACES}$ $(74 \text{ UNITS} / 140 \text{ SF OFFICE (UNIT)} / 300 = 3) \text{ SPACES}$ 106 SPACES REQUIRED	
134 SPACES PROVIDED	
LOADING SPACES - 10'x35'	
$(2)(37,050 \text{ SF} - 35,100 \text{ SF}) / 10,000 = 14 \text{ LOADING SPACES REQUIRED}$ 24 LOADING SPACES PROVIDED	

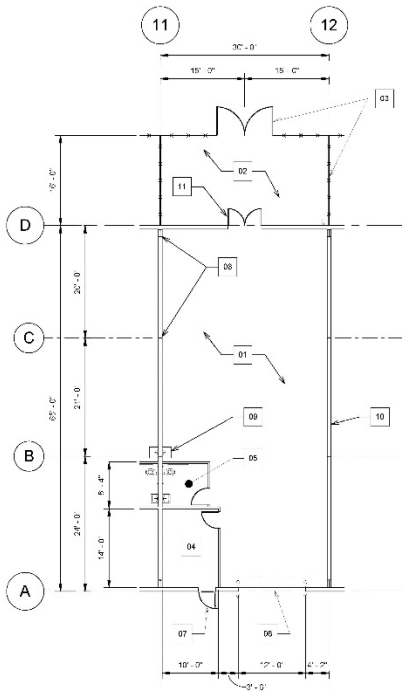


TOTAL OF
74 LEASABLE UNITS
AT 1,910 SF =
144,300 SF GROSS
BUILDING AREA
OVERALL

Attachment 2: Floor Plan



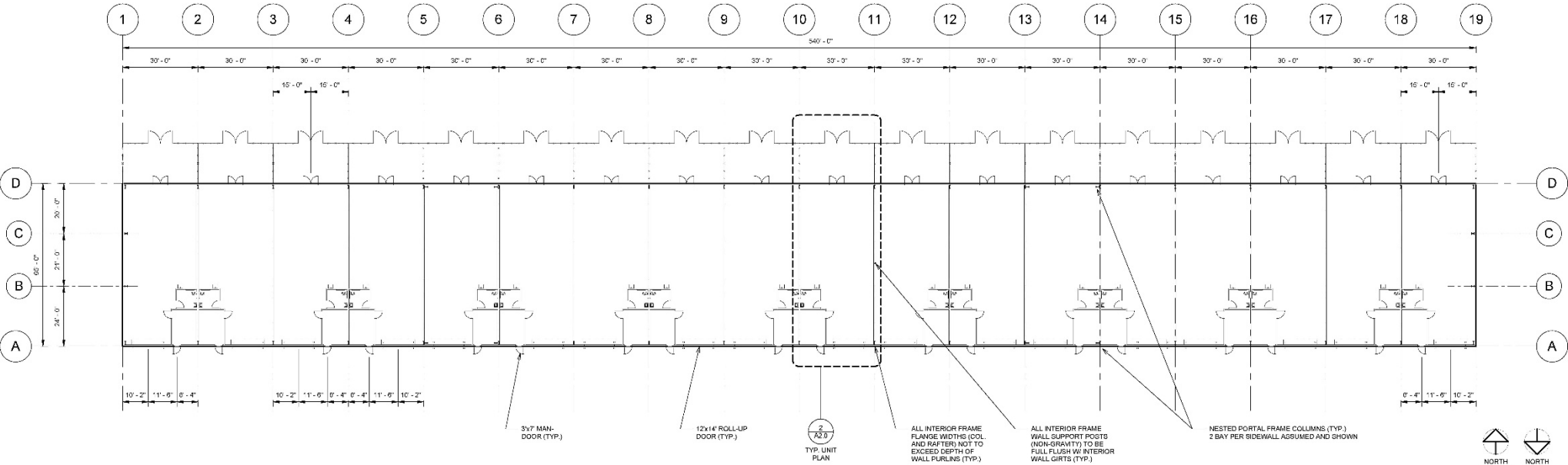
1 FLOOR PLAN - BLDG. A (BLDG. B OPPOSITE HAND)
1" = 20'-0"



FLOOR PLAN KEYNOTES

- 01 WAREHOUSE AREA W/ ROOF MOUNTED EVAP. COOLER / UNIT HEATER (CONSIDERED UNCONDITIONED SPACE DUE TO STU'S AND ONE (1) ROOF SKYLIGHT)
- 02 EXTERIOR SECURED STORAGE AREA / YARD
- 03 CHARLINK FENCE W/ PRIVACY SLATS (8' HEIGHT)
- 04 OFFICE AREA (CONDITIONED)
- 05 ACCESSIBLE RESTROOM (W/ EXHAUST ONLY)
- 06 12x14' ROLL-UP DOOR
- 07 3x7' DOOR WITH INTEGRAL WINDOW W/ SECURITY GLAZING (W/ REINFORCED)
- 08 TYP. METAL BLDG. COLUMN WHERE OCCURS
- 09 ACCESSIBLE STAINLESS STEEL HANDWASH SINK
- 10 INTERIOR METAL PEMB GIRTS W/ ONE (1) LAYER 65" DRYWALL EA. SIDE AND ADDITIONAL INSULATION FULL HT.
- 11 6x7' DOUBLE LEAF DOOR

2 TYP. UNIT FLOOR PLAN
3/32" = 1'-0"



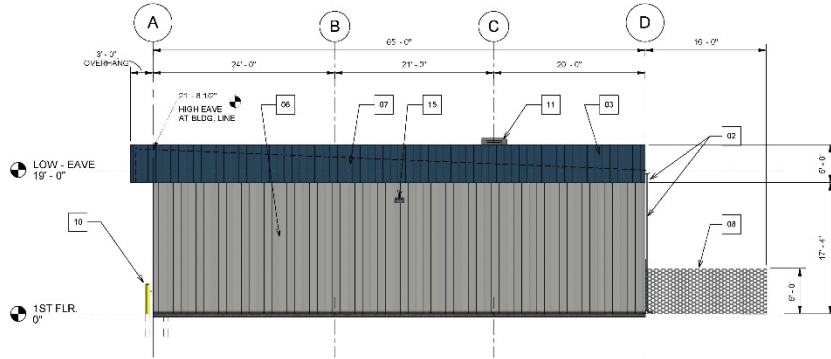
1 FLOOR PLAN - BLDG. C AND BLDG. D
A2.1 1" = 20'-0"

Attachment 3: Elevations

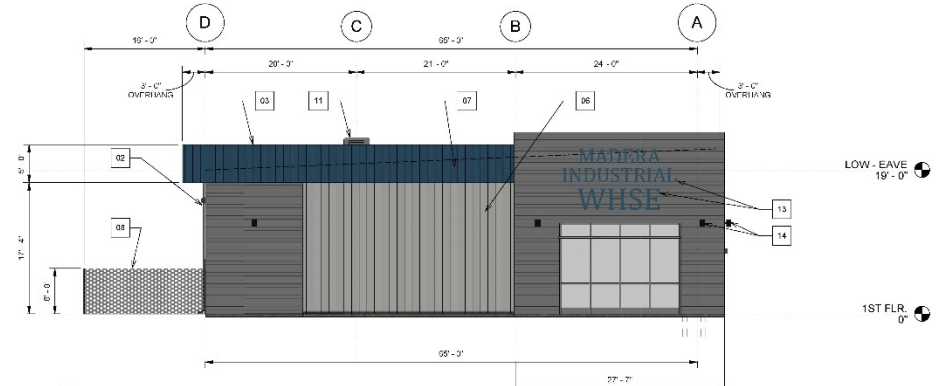
ELEVATION KEYNOTES

- | | | | |
|--|---|---|----------------------------|
| 01 24 GA. R-PANEL ROOF DECK BY PEMB MANUF. (COOL ROOF / WHITE COLOR TO MEET T24 ENERGY CODE AS APPLICABLE) | 06 REVERSE RIB 26 GA. R-PANEL AT ALL EXTERIOR WALLS PER PEMB MANUF. (STANDARD GREY COLOR) | 11 ROOFTOP MOUNTED EVAPORATIVE COOLING UNIT FOR SHOP / WAREHOUSE AREA | 18 DOOR CANOPY (TYP. OF 4) |
| 02 GUTTER AND DOWNSPOUT PER PEMB MANUFACTURER (COLOR TO MATCH WALL PANELS) | 07 ROOF SLOPE BEYOND (1/2" / FT.) | 12 (1) 5x6 SKY LIGHT EACH UNIT | |
| 03 PROJECTED FACADE 26 GA. R-PANEL PER PEMB MANUFACTURER (STANDARD BLUE COLOR PER MANUFACTURER) | 08 6" TALL CHAINLINK FENCE AT YARDG W/ PRIVACY SLATS | 13 BACK-LIGHT BUILDING SIGNAGE (UNDER SEPARATE PERMIT) | |
| 04 12x14 OVERHEAD DOORS - STANDARD GREY COLOR | 09 DOUBLE-LEAF 10' WIDE ACCESS IN CHAINLINK FENCE AT YARDG | 14 ARCH. WALL LIGHT | |
| 05 3x7" WALL DOOR / ENTRANCE (PAINTED BLUE COLOR TO MATCH BLDG. FACADE PANEL) | 10 NEW 4'2x4' 0" SAFETY BOLLARD (PAINTED SAFETY YELLOW) | 15 LED WALL PDA FOR SITE LIGHTING AS REQ'D. PER ELECTRICAL ENGINEER | |

NOTE - BLDG. A OPPOSITE HAND. BLDG'S C & D SIMILAR



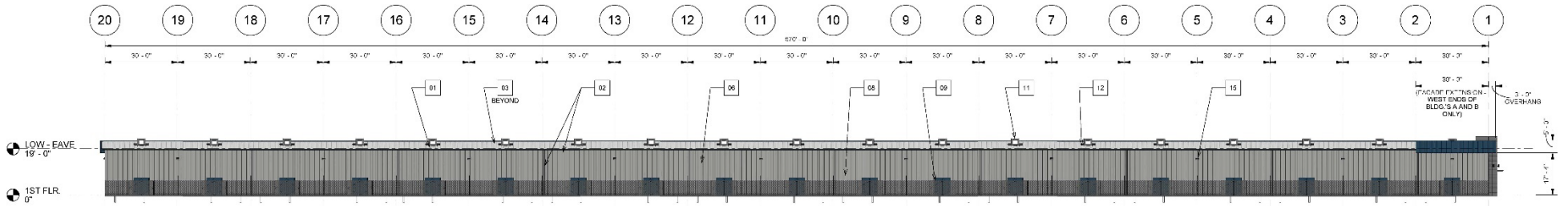
1 BLDG. A - EAST ELEVATION
1/8" = 1'-0"



2 BLDG. A - WEST ELEVATION
1/8" = 1'-0"



3 BLDG. A - SOUTH ELEVATION
1" = 20'-0"



4 BLDG. A - NORTH ELEVATION
1" = 20'-0"