



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

**CITY HALL – COUNCIL CHAMBERS
TUESDAY
September 14, 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: [#99987321068](https://www.zoom.us/j/99987321068) followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/99987321068>. 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: May 11, 2021 & July 13, 2021

CONSENT ITEMS: None

PUBLIC HEARING ITEMS:

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

A continued noticed application proposing to develop a 112-unit multiple family residential development (Bella Vita Apartments) on an approximately 4.2-acre site. The Precise Plan (PPL 2020-02) 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. ANX 2021-01, TSM 2021-02 & PPL 2021-04 – Links Ranch Subdivision

A noticed public hearing to consider adopting a Mitigated Negative Declaration for Tentative Subdivision Map 2021-02, Annexation 2021-01 and Precise Plan 2021-04 identified as the Links Ranch Subdivision. The property consists of approximately 41 acres on the south side of Cleveland Avenue between Avenue 16 and Road 23. Annexation 2021-01 includes rezoning of approximately 40 acres to the City of Madera's Planned Development 4500 Zone (PD-4500 / one unit per each 4,500 sq. ft. of site area) which would become effective upon annexation. The tentative subdivision map would subdivide approximately 40 acres into 214 single family lots which would become effective upon annexation. The precise plan is required to establish a Planned Development Zone. The precise plan will define and establish the specific development standards, landscape and architecture character required of the project development. The project site is located approximately two miles west of State Route 99 and approximately four miles northwest of State Route 145 on the south side of Cleveland Avenue between Avenue 16 and Road 23.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared, describing the potential environmental impacts of the proposed Project. The City has assessed the potential environmental impacts of this Project and has determined that they are all either less than significant or less than significant level with mitigation.

NON-PUBLIC HEARING ITEMS: None

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

The next regular meeting will be held on October 12, 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.