

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
July 13, 2021**

CALL TO ORDER: The meeting was called to order by Vice Chairperson Gran at 6:00 p.m.

ROLL CALL

PRESENT: Commissioner Robert Gran Jr. (Vice Chairperson)
Commissioner Alex Salazar
Commissioner Richard Broadhead
Commissioner Ryan Cerioni
Commissioner Ramon Lopez
Commissioner Rohi Zacharia
Commissioner Bobby Sheikh

ABSENT: None

STAFF: Gary Conte, Planning Manager
Keith Helmuth, City Engineer
Tiffany Ljuba, Assistant City Engineer
Randy Bell, Deputy City Engineer
Brandi Garcia, Recording Secretary
Derek Sylvester, Associate Planner
Olga Garcia, Community Services Coordinator/Planning Assistant

PLEDGE: None

PUBLIC COMMENT:

MINUTES: January 12, 2021
Commissioner Cerioni moved to approve the minutes. Seconded by
Commissioner Sheikh the motion carried unanimously.

CONSENT ITEMS: None

PUBLIC HEARING ITEMS:

1. PPL 2021-01 & SPR 2021-07 – Tierra Vista Apartments

This item is continued from the June 8, 2021, Planning Commission hearing to consider a request for a precise plan and site plan review that would allow construction of a 102-unit multi-family residential development to include one- and two-bedroom apartments, a community center, management office, swimming pool, and park area. The one- and two-bedroom apartment buildings will be three-story buildings and the management office will be a one-story building. The site is located at the northeast corner of Emily Way and Gary Lane in the PD-1500 (Planned Development) Zone District with an HD (High Density) General Plan land use designation.

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15332 (In-Fill Development Projects). (Report by Sara Allinder)

Sara Allinder, Provost & Pritchard Contract Planner presented the item.

Commissioner Gran asked about ADA spaces and if they are directly near the handicapped units.

Mrs. Allinder said she will have to look at the site plan unless the applicant can answer that. However, they are required to be in the path of travel.

Commissioner Gran said he understands that but it's more convenient to have them closer. There have been some projects that have gone through, and they could've used a bit more handicapped spaces and for them to be closer.

With no further questions of Mrs. Allinder, the public hearing was opened.

Scott Vincent, the project Architect spoke. He said for multi-family projects like this, all ground floor units are required to be handicapped adaptable. Since this is a privately funded project, it's not required to be an accessible unit but are required to be ADA adaptable. They should need nothing more than installation of grab bars, etc. All doors and spaces will meet the requirements. Restrooms have backing in the walls for installation of grab bars, etc. This way, they can occupy any ground floor unit with minor installation of items.

People with disabilities don't want where they are going to live to be predesignated, so all the ground floor units are adaptable.

Commissioner Gran thanked Mr. Vincent and said his response makes sense.

The next attendee with their hand raised was there to speak on the Mile's Chemical item. Mr. Conte noted that item has been cancelled from that night's agenda and will be re-noticed at a later date.

The attendee, Lakh Brar noted he lives down the street and wants to make sure we have a handle on this project, so it doesn't start having problems with smell, etc.

Mr. Conte asked Mr. Brar to send any comments or concerns to Mrs. Garcia via email.

Commissioner Gran asked if anyone else would like to speak regarding the project presented, Tierra Vista.

He also asked Mr. Vincent if he would like to add anything else before the item is closed to public hearing.

Mr. Vincent said he hopes the Commission concurs with them and the project can move forward.

The public hearing was closed, and the item was returned to the Commission for further processing.

Commissioner Sheikh asked if this project requires a parking variance.

Mrs. Allinder said this project does not require a parking variance. There are conditions that do allow a variation without a variance.

Commissioner Cerioni said he believes this is a nice project and moved to approve Motion 1. Commissioner Sheikh seconded the motion.

Commissioner Gran asked Mrs. Garcia to poll the Commissioner's.

Commissioner Ryan Cerioni - yes
Commissioner Ramon Lopez - yes
Commissioner Rohi Zacharia - yes
Commissioner Bobby Sheikh - yes
Commissioner Balwinder Singh - yes
Commissioner Alex Salazar - yes
Commissioner Robert Gran Jr. - yes

The motion carried unanimously.

Commissioner Gran thanked Mr. Vincent and wished him luck.

Mrs. Allinder excused herself from the meeting since that was her only item on the agenda.

2. PPL 2021-03 – Omni Subdivision

A noticed public hearing to consider a request for a precise plan for a 61-lot subdivision and minor deviation of setbacks for Lots 37, 38 and 61 from 10-foot side setback to an 8-foot side setback. The site is located on the southwest corner of Ellis Street and North D Street in the PD-6000 (Planned Development) Zone District with an LD (Low Density) General Plan land use designation (APN's: 003-200-006 & 003-200-007).

The project was adequately analyzed in the earlier Initial Study and Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA) for Rezone 2018-08 and Tentative Subdivision Map 2018-07. (Report by Derek Sylvester)

Derek Sylvester, Associate Planner presented the item.

Commissioner Gran asked if there were any questions of Mr. Sylvester.

Commissioner Cerioni asked about the exterior and that he noticed they are all proposing composition shingle roofing. In the past previous PPL applicants have been required to install lifetime, tile roofing. Is this specific to this project or is the Planning Dept. going in a different direction from the past.

Mr. Conte said that may have been a requirement in the past. However, there is no requirement or anything that says a tile roof has to be required. There are housing developments subject to an already approved PPL with comp roofs.

Commissioner Cerioni said it just seems precedent.

Mr. Conte said, times are changing, maybe that is the case. If that's a prerogative from the Commissioners, you are more than welcome to have that discussion.

Commissioner Cerioni said it just seems like there's a bit of a double standard potentially.

Commissioner Gran noted there has been a changing of the guard, so we need to move forward.

With no further questions of staff, the public hearing was opened, and the applicant was invited to speak.

Jerome Keene spoke and noted they are looking forward to moving the project forward.

With no questions of Mr. Keene, the public hearing was closed. and the item was returned to the Commission for further processing.

Commissioner Sheikh moved to approve Motion 1 with the revisions. Commissioner Salazar (?) seconded the item.

Commissioner Gran asked Mrs. Garcia to poll the Commissioner's.

Commissioner Ryan Cerioni - yes
Commissioner Ramon Lopez - yes
Commissioner Rohi Zacharia - yes
Commissioner Bobby Sheikh - yes
Commissioner Balwinder Singh - yes
Commissioner Alex Salazar - yes
Commissioner Robert Gran Jr. - yes

The motion carried unanimously.

NON-PUBLIC HEARING ITEMS: None

ADMINISTRATIVE REPORTS:

Mr. Conte noted that he doesn't see us meeting in the Chambers until September or October. Until then, we will continue to use Zoom.

COMMISSIONER REPORTS:

Commissioner Singh asked if he should email Brandi with questions individuals have regarding projects and the status.

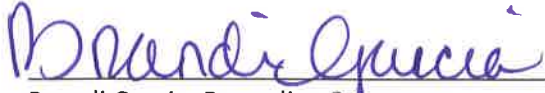
Commissioner Cerioni said it would be Brandi.

Mr. Conte said his recommendation is that you make it known when the item goes to Planning Commission that you have had conversation.

ADJOURNMENT: 6:45 pm



Planning Commission Chairperson



Brandi Garcia, Recording Secretary