

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
June 8, 2021**

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

ROLL CALL

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

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
John Thomason, Senior Contract Planner
Olga Saucedo-Garcia, Planning Assistant
Zelda Leon, Deputy City Clerk

Zelda Leon, Deputy City Clerk was present to swear in all Commissioners.

PLEDGE: None

PUBLIC COMMENT: None

MINUTES: None

CONSENT ITEMS: None

PUBLIC HEARING ITEMS:

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

A noticed public 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).

Commissioner Gran noted that we will be opening the public hearing and taking any testimony but will not be acting on the item due to a technical issue with the noticing. We will be acting on the item at next month's meeting.

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

Commissioner Gran asked Mrs. Allinder about the parking deviation. He said when you take the guest parking out it comes to 1.5 spaces per unit. That's fine for a one bedroom but seems a little tight for a two-bedroom unit. He asked her to explain how were meeting the density.

Mrs. Allinder said there's a target density of 22½ dwelling units per acre in the General Plan Policy. The 102-unit project is coming in at 23 dwelling units per acre so there's not a lot of wiggle room to reduce the number of units and maintain that density. Also, the 750 sq. ft. open space requirement per unit is also kind of high and difficult to meet with these types of projects. Currently the project is proposing about 800 sq. ft. of open space, so they are meeting that. It's a little difficult to meet all requirements, it is felt that the parking deviation is appropriate since there are no three-bedroom units, only one- and two-bedroom units.

Commissioner Gran confirmed they are meeting and donating to the park improvement fund.

Mrs. Allinder said she will need to defer that question to staff since this project does not fall under the Quimby Act because it's not a subdivision. If there's a park impact fee they are required to pay, they will be paying it.

Mr. Conte said he would be happy to answer the question. He said yes, they are still obligated to participate in the parkland acquisition as well as the parkland facilities impact fees.

Commissioner Gran said he looked through the conditions and didn't see it but if Mr. Conte is aware of it, he's sure it's there.

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

Scott Vincent, Project Architect for the Tierra Vista Apartments spoke. He believes they are meeting the intent of the General Plan and the Zoning Ordinance. Open space is a premium for apartments. He said parking is an interesting issue. Not everyone is home at the same time. This last year, because of COVID, has been different with people being locked at home.

He mentioned an apartment complex near Sierra Vista Mall in Clovis. They are at about the same parking ratio. There have been a few complaints, but people are not coming and going like they were. He believes the benefit of the open space outweighs the extra parking stalls. Any development will have a difficult time meeting all standards and providing the target density.

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

With no further questions, the public hearing was opened.

With nobody to speak on the item, the public hearing was left open as requested by staff, and Commissioner Gran entertained a motion for Motion 2.

Commissioner Sheikh moved to approve Motion 2. The motion was seconded by Commissioner Singh.

Mrs. Garcia polled the Commissioners:

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

The motion carried unanimously.

2. CUP 2020-12 & SPR 2020-15 – Fast Track Car Wash – Country Club Dr.

A noticed public hearing to consider a request for a conditional use permit and site plan review to allow construction of a ±4,278 sq. ft. drive-through car wash facility including a ±2,016 sq. ft. solar panel canopy area which will provide covering for self-serve vacuum stations on a ±52,514 sq. ft. vacant lot located on the northeast corner of Country Club Drive and Clark Street (439 W. Clark St.) in the C1 (Light Commercial) Zone District with a C (Commercial) 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).

Derek Sylvester, Associate Planner presented the item.

Commissioner Gran thanked Mr. Sylvester and asked the applicant to be invited to speak.

Applicant, Mr. Alves spoke. This is their second location in Madera.

Commissioner Gran asked if he was in agreement with all conditions as stated.

Mr. Alves said yes, he's in agreement.

Commissioner Gran thanked Mr. Alves and asked if there was anyone else wishing to speak on the item.

Seeing none, the public hearing was closed, and the item was returned to the Commission for further processing.

Commissioner Zacharia asked about the housing adjacent to the property.

Mr. Alves said a developer has purchased the two homes that were there and those he believes have been knocked down and removed.

John Pestorich had his hand raised and was invited to speak.

Mr. Pestorich noted he is the owner to the East and those homes have been removed since there was a problem with the homeless. He believes the Fast Track will be a great addition to the neighborhood.

With nobody else to speak on the item the public hearing was now closed and again returned to the Commission for further processing.

Commissioner Cerioni said the one behind Walgreens on Pine sometimes has an issue with the queueing, but it looks like this one is a great fit for this parcel.

Commissioner Gran agreed.

Commissioner Cerioni moved to approve Motion 1 as stated. The motion was seconded by Commissioner Salazar.

Mrs. Garcia polled the Commissioners:

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

The Motion carried unanimously.

3. Fiscal Year 2021/22 to 2025/26 Capital Improvement Program Determination of Conformity to the City of Madera General Plan

A noticed public hearing to consider a resolution finding the Fiscal Year 2021/22 to 2025/26 Capital Improvement Program in conformance with the General Plan and Specific Plans of the City of Madera pursuant to Government Code Section 65401.

The project has been determined to be exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15061(b)(3) (Review for Exemption).

The item was presented by Gary Conte, Planning Manager.

Commissioner Gran asked if there were any questions of Gary or Keith.

Commissioner Lopez said he sees this comes to them every year and he doesn't know how they can make a determination because there are no details.

Mr. Helmuth, City Engineer said Ellen Bitter, Deputy City Engineer who is also present was responsible for preparing this document. He said this is to make sure these conform with the General Plan. If there was something they felt did not conform it would be highlighted. However, if they have questions regarding any of the items, he or Ellen could address it.

Commissioner Cerioni asked about the 9 million allocated for water storage tank installation in the next fiscal year. He thinks that's great but is that for one tank or multiple tanks throughout the community?

Mr. Helmuth deferred the question to Ellen Bitter.

Mrs. Bitter spoke and said the project is the water storage tank which was identified in the Water Master Plan as one of the two that is needed. This one is in the northeast part of Madera where the water quality is not so desirable. The storage tank will help to meet the needs during peak usage by pumping the water in during off peak times and then it's available for use during peak times. It was proposed at Ave. 17 and Lake St. however, they are considering moving it closer into town around the Ellis St. alignment. The exact location has not been selected yet. They are looking at a site large enough for two tanks, starting with a single tank about 2 ½ to 3 million gallons. That should serve us for many years and the site will allow for the installation of a secondary or twin tank in the future. It will include a pump station to operate and fill the tank as well as 24" diameter water mains to feed into the tank as well as the remainder of the City's system.

Commissioner Gran asked if this would be a ground tank or another one in the air.

Mrs. Bitter said it will be a ground level, large diameter circular tank about 20 feet high. There can be treatments architecturally to soften its image. It's not a raised tower.

Commissioner Cerioni mentioned the 7 ½ million for the Westberry bridge that's four years out and asked if it could be shifted to a sooner date since it should have been done years ago.

Mr. Helmuth said regarding the Westberry bridge, there's a few million dollars in that account but it's not enough to cover it. There is a new impact fee update that will be going to City Council. Those updated fees will allow funds to come into the impact fee account quicker than before and help with multiple bridges such as this one as well as other items. If approved, it will probably accumulate cash very fast that will allow us to move forward.

Commissioner Gran said, no offense but where is this bridge on priority level?

Mr. Helmuth said it is a priority and has been for some time. However, the transportation improvement fund was set up in 2005 and probably had three or four bridges included in it as well as other projects. Some of the funding was used for undergrounding on the Ellis crossing as well as other projects. He can't fix the past but moving forward they can accumulate funding and it is a priority.

Commissioner Cerioni confirmed that no impact fees are being collected from any building permits being issued for the construction of homes north of the Fresno River and west of Westberry.

Mr. Helmuth said no specialized impact fees. 13 or 15 years ago there was a call out for fees to be collected but the City did not implement that.

Commissioner Lopez asked about the Adelaide Subdivision from the RDA.

Mr. Helmuth said that when RDA was put out of business by the State there were a number of projects on the books for the Successor agencies to the RDA's which they could do or defund. He believes this is one of the projects they considered important and wanted to move forward with. It was moving forward until about three years ago or so. There are designs for the subdivision but with the resignation of the Interim RDA Director those projects have gone on hold. The subdivision could be moved forward if City Council elects to continue building the subdivision. They could choose to sell it to a developer, and they could develop it. There has not been discussion regarding it in some time now.

Commissioner Singh asked for information regarding the Lake St. widening project and if it consisted of new sidewalks for the community as well or just the widening of the lanes.

Mrs. Bitter said that any widening project will incorporate full standard street improvements such as sidewalks, bike lanes, etc. This one has been pushed back to allow for the Olive Avenue widening project and improvements in the Stadium Road and Almond Avenue areas to support the current developments. However, when that project plays out it will include sidewalks.

Commissioner Lopez said he was under the impression the Airport was self-funded. However, he noticed we are spending 5 million for the Airport. Where is that money coming from?

Mrs. Bitter said that most funding comes from FAA Grants and CalTrans Division of Aeronautics.

Mr. Helmuth said in general the operations are self-funded. They don't collect additional revenue for Capital Projects.

Commissioner Gran asked if there were any other questions.

Seeing none, the public hearing was opened.

With nobody wishing to speak on the item, the public hearing was closed, and the item was returned to the Commission for further processing.

Commissioner Cerioni moved to approve Resolution 1886 as stated. Commissioner Sheikh seconded the motion

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

The Motion carried unanimously.

NON-PUBLIC HEARING ITEMS: None

ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS:

Commissioner Gran extended a warm welcome to Commissioner Singh and said he looks forward to meeting in person again.

ADJOURNMENT: 7:06 pm



Planning Commission Chairperson



Brandi Garcia, Recording Secretary