

**CITY OF MADERA PLANNING COMMISSION  
REGULAR MEETING  
September 14, 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. (Chairperson)  
Commissioner Alex Salazar (Vice Chairperson)  
Commissioner Ramon Lopez  
Commissioner Bobby Sheikh  
Commissioner Balwinder Singh  
Commissioner Rohi Zacharia (joined meeting at 6:05pm)

**ABSENT:** Commissioner Ryan Cerioni

**STAFF:** Gary Conte, Planning Manager  
Keith Helmuth, City Engineer  
Randy Bell, Deputy City Engineer  
Brandi Garcia, Recording Secretary  
John Thomason, Senior Planner  
Sara Allinder, Provost & Pritchard Contract Planner  
Nick Papajohn, Legal Counsel

**PLEDGE:** None

**PUBLIC COMMENT:** None

**MINUTES:** May 11, 2021 & July 13, 2021

Commissioner Sheikh moved to approve the minutes. Seconded by Commissioner Lopez, the motion carried unanimously.

**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.

Mr. Conte reminded Commissioner Gran that the public hearing was closed at the last meeting. However, he can check with the applicant to see if he agrees.

Commissioner Gran asked Legal Counsel if he was ok to proceed.

Mr. Papajohn said yes, he is ok speaking with the applicant.

Charles Garabedian, representative for the applicant spoke. He said they have revised the site plan and reduced the size of the units to accommodate the ten-foot rule. They were also able to meet the 500 sq. ft. open space without the reduction of three units. They enlarged the size of the balconies also.

Commissioner Gran thanked him and asked the other Commissioners if there were any other questions.

Mr. Garabedian said he hopes staff is ok with the changes that are made.

Commissioner Lopez confirmed the ten-foot setback has been provided.

Mr. Garabedian said yes, that was no problem. Wherever the fence was to go, there wasn't a problem.

Commissioner Lopez said the applicant said he already did it but has not presented those plans. He asked staff about that process.

Mrs. Allinder said he will need to submit the plans and those will be compared with the conditions to make sure they comply with all the conditions.

Commissioner Lopez said, if not then it's not valid.

Mrs. Allinder said if he cannot meet the conditions, it's not good.

Commissioner Gran confirmed with Mr. Garabedian he is in agreement.

Seeing nobody else to speak, the public hearing was closed, and the item returned to the Commission for further processing.

Commissioner Lopez said it looks good to him.

Commissioner Lopez moved to approve Motion 1 as stated. Commissioner Salazar seconded the motion.

Mrs. Garcia polled the Commissioners.

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.

**2. ANX 2021-01, TSM 2021-02 & PPL 2021-04 – Links Ranch Subdivision (John Thomason)**

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.

Commissioner Gran asked the Commissioners if they had any questions of John.

Commissioner Lopez asked how many parcels it consists of currently.

Mr. Thomason said there is currently a larger parcel that is part of the County which is being reduced by a lot line adjustment then the City will annex the 41 acres for this development and subdivide into the 214 units.

Commissioner Lopez asked why the site looks like it does. It appears they are avoiding something at the southwest corner.

Mr. Thomason said to his knowledge, they are not avoiding anything, but we can ask the applicant to confirm.

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

Mrs. Garcia tried to get Precision Civil Engineering on the line.

Bonique Emerson from Precision Civil Engineering spoke. She is the applicant's representative.

Commissioner Gran confirmed she agreed with all the conditions.

Mrs. Emerson said she agrees and also explained they had a goal of achieving around 214 lots and some infrastructure reasons are what created the odd shape of the area.

Commissioner Lopez asked if they intended to develop a phase 2.

Mrs. Emerson said in the future; however, nothing is planned at this time.

Commissioner Lopez asked about the road running north to south being short.

Mr. Thomason pulled up the map again.

Commissioner Lopez said it appears the road will eventually need to be extended. It doesn't go all the way to three or four lots.

Mrs. Emerson said it has to do with the infrastructure. All the end streets will be terminated appropriately.

Commissioner Lopez asked if it was the same owner for the other piece of land.

Mrs. Emerson confirmed it was the same owner.

Commissioner Gran asked if anyone else would like to speak on the item.

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

Commissioner Lopez asked staff about any issues with the road being short. Any future issues with developing the area.

Mr. Helmuth, City Engineer said the roads will extend to the edge of the development and can be continued to future development whenever that may happen.

Commissioner Gran confirmed that since it is the same property owner it should not be a problem.

Mr. Helmuth said it shouldn't be a problem.

Commissioner Gran said he would be happy to entertain a motion.

Commissioner Salazar moved to approve Motion 1 as stated. Commissioner Sheikh seconded the motion.

Mrs. Garcia polled the Commissioners.

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:** None

**ADJOURNMENT:** 6:42pm



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Planning Commission Chairperson



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Brandi Garcia, Recording Secretary