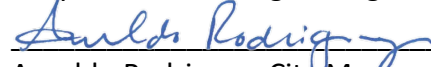


REPORT TO CITY COUNCIL

Approved by: 

Gary Conte, Planning Manager



Arnaldo Rodriguez, City Manager

Council Meeting of: June 24, 2020

Agenda Number: A-4

SUBJECT:

Waive Full Reading and Consider Adoption of an Ordinance Amending the Official City of Madera Zoning Map Rezoning Approximately 1.8 Acres to Facilitate the Development of a 34-unit (Grove Gardens) Apartment Complex.

RECOMMENDATION:

It is recommended that the City Council (Council) waive full reading and adopt "An Ordinance of the City Council of the City of Madera Amending the Official City of Madera Zoning Map Rezoning Approximately 1.8 Acres of Land Located on the Southeast Corner of the Intersection of Maple Street and Noble Street to the PD-2000 (Planned Development) Zone District".

SUMMARY:

The Council introduced the Rezone Ordinance (Ordinance) at a public hearing on June 3, 2020 and voted to waive full reading, adopted a resolution amending the General Plan land use designation from the I (Industrial) to the HD (High Density Residential) land use and adopted the associated Negative Declaration. Adoption of the Ordinance will complete the rezoning process, allowing for the development of a 34-unit apartment complex to be known as the Grove Gardens.

DISCUSSION:

The project proponent, Berry Construction, proposes the development of a 34-unit apartment complex composed of four, three-story buildings, covered and uncovered parking, open space areas and associated amenities on two properties and a bisecting segment of public right-of-way. To that end, the project proponent submitted an application for a General Plan Amendment, Rezone, Precise Plan, and a Variance from open space requirements. The precise plan and variance were approved by the Planning Commission on May 12, 2020 with conditions contingent upon the adoption of a resolution amending the land use and associated Negative Declaration, and approval of the rezone.

Rezoning the property from the I (Industrial) to the PD-2000 (Planned Development) Zone District provides consistency between the General Plan and zoning. Development of the 34-unit apartment complex concurrent with the approved variance from open space requirements will be consistent with the development standards of the PD (Planned Development) Zone District and the goals and policies of the General Plan as it relates to residential development.

FISCAL IMPACT:

The applicant paid \$17,063 in Planning Department entitlement fees to offset the costs associated with processing this General Plan amendment, rezone, precise plan, variance and the supporting environmental determination. Additional fees will be required from the Engineering and Building Departments in conjunction with final approval of civil improvement plans and building plan check and permitting, and other supporting fees.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN:

The project supports one of the four core vision statements in the Vision Plan, “A Well-Planned City.” The Council, by considering how the neighborhood and infrastructure can be maintained, is actively implementing this key concept of the Vision Plan. Moreover, approval of the General Plan amendment and rezone will help provide consistency with Strategy 131, which states, “Create well-planned neighborhoods throughout Madera that promote connectivity and inclusiveness with a mix of densities and commercial components.”

ALTERNATIVES:

The Council may consider alternatives other than staff’s recommendation to waive full reading and adopt the Rezone Ordinance. Those include:

1. Denial of the request for the rezone. Should the request be denied, the subject properties would remain within the I (Industrial) zone district and the contingently approved precise plan and variance would extinguish.
2. Continuing the item with direction to staff to provide additional information so as to allow the Council time to digest that information in advance of a decision.
3. Provide staff with other alternative directives.

ATTACHMENTS:

1. Aerial Imagery
2. Precise Plan Site Plan
4. Rezone Ordinance
Exhibit A - Zoning Map

Attachment 1: Aerial Imagery



Attachment 2: Precise Plan Site Plan

MAPLE STREET

GROVE STREET

NOBLE STREET

SITE DATA

- Proposed: 33 Unit Affordable Housing Development
 - Building areas: 14,899.8 sq ft
 (4) Building Structures - 3 stories each
 (1) Leasing Office
 (1) Manager's Residence
 (3) 2 Bedroom Rental Units

LOT SIZE: 1.80 acre
 (78,408 sq ft)

- Landscape areas total: Approx 18,194 sq ft
 "Open Area" Lawn: Approx 8,789 sq ft
 "Open Area" Garden: Approx 1,982 sq ft
 Misc landscape areas: Approx 7,423 sq ft

- Paving Areas: Approx 36,978.5 sq ft
 - Hardscape areas: Approx 3,352 sq ft

Parking Data:
 80 Total stalls:
 4 ADA stalls
 37 Covered stalls
 39 Uncovered stalls

LANDSCAPE

PINK CREPE MYRTLE - 8ft dia.	BOXWOOD - 30" tall x 30" dia.
BURNING BUSH - 6-8ft tall x 8ft long.	Cyprus Pine Evergreen - 4ft dia. (Sound Barrier)
ICEBURG ROSE - 36" tall x 60" dia.	CHINESE PISTACHE - 25ft spacing
CHINESE PISTACHE - 25ft spacing	REDWOOD PINE - 20ft spacing (Sound Barrier)

LEGEND

- 1 LEASING OFFICE
- 2 VEHICLE ENTRY GATE
- 3 MAIL BOXES
- 4 CRASH GATE
- 5 PEDESTRIAN GATE
- 6 REFUSE & RECYCLING



SITE PLAN scale: 1/16" = 1'-0"

REVISION: BY: DATE:

BERRY
 413 W. YOSEMITE AVE - MADERA, CA - 93637
 PH: 559-674-2491 FAX: 559-674-1154

OWNER:
 DAVID BERRY
 413 W. YOSEMITE
 MADERA, CA
 93637
 559-674-2491

33 UNIT PLANNED COMMUNITY
GROVE GARDEN DEVELOPMENT
 MADERA, CA 93637

DRAWN BY: R. ZUNIGA
 CHECKED BY: T. PHILLIPS
 DATE: 1-21-20
 SCALE: as shown
 JOB #: XX-XXX
 SHEET:

ST1
 SITE PLAN

Attachment 3: Rezone Ordinance

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MADERA AMENDING THE OFFICIAL CITY OF MADERA ZONING MAP REZONING APPROXIMATELY 1.8 ACRES OF LAND LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MAPLE STREET AND NOBLE STREET TO THE PD-2000 (PLANNED DEVELOPMENT) ZONE DISTRICT AS IDENTIFIED WITHIN EXHIBIT "A"

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MADERA AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Madera and the City Council have held duly noticed public hearings for the rezoning of approximately 1.8 acres of land located on the southeast corner of the intersection of Maple Street and Noble Street to the PD-2000 (Planned Development) Zone District.

SECTION 2. Based on the testimony and information presented at its public hearing, the City Council determined that the proposed rezoning is consistent with the General Plan as amended and subsequent development will be in conformance with all standards and regulations of the Municipal Code. The City Council has further determined that the adoption of the proposed rezoning is in the best interest of the City of Madera. Such determinations are based on the following findings:

FINDINGS:

1. THE PROPOSED REZONE WILL PROVIDE THE REQUIRED CONSISTENCY BETWEEN THE GENERAL PLAN AMENDMENT AND ZONING.
2. THE REZONE IS NOT EXPECTED TO BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, COMFORT OR GENERAL WELFARE OF THE NEIGHBORHOOD OR THE CITY.
3. CITY SERVICES AND UTILITIES ARE AVAILABLE OR CAN BE EXTENDED TO SERVE THE AREA.

SECTION 3. The City Council hereby approves the rezoning of the above-described property by rezoning it from the Industrial Zone District to the PD-2000 (Planned Development). The City Council hereby amends the City of Madera Zoning Map as illustrated in Exhibit "A" which is attached and incorporated by reference and which indicates the segment of the City of Madera Zoning Map to be amended.

SECTION 4. Unless the adoption of this amendment to the Zoning Map is lawfully stayed, thirty-one (31) days after adoption of this amendment, the Planning Manager and City Clerk shall cause these revisions to be made to the City of Madera Zoning Map which

shall also indicate the date of adoption of this revision and be signed by the Planning Manager and City Clerk.

SECTION 5. This Ordinance shall be effective and of full force and effect at 12:01 a.m. on the thirty-first day after its passage.

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ORDINANCE - EXHIBIT A

