

REGULAR MEETING OF THE MADERA PLANNING COMMISSION

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

**Tuesday, September 8, 2026
6:00 p.m.**

**Council Chambers
City Hall**

The Council Chambers will be open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 82951878702# followed by *9 on your phone when prompted to signal you would like to speak, or by computer at <https://www.zoom.us/j/82951878702>. Comments will also be accepted via email at planningcommissionpubliccomment@madera.gov or by regular mail at 205 W. 4th Street, Madera, CA 93637.

CALL TO ORDER:

ROLL CALL:

Chairperson Robert Gran Jr.
Vice Chair Ramon Lopez-Maciel
Commissioner Tim Riche
Commissioner Abel Perez
Commissioner Balwinder Singh
Commissioner Saim Mohammad

INTRODUCTION OF STAFF:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:

PUBLIC COMMENT:

The first 15 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 that item is called. 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.

PUBLIC HEARINGS:

1. PPL 2026-03 & SPR 2026-08 – Tierra Vista Apartments (Report by Adileni Rueda)

Subject: Consideration of an application for a Precise Plan 2026-03 and Site Plan Review (SPR) 2026-08 for the development of 102 multifamily units. The project site is an interior 4.38-acre lot located on the corner of Emily Way and East Gary Lane (APN: 012-253-001). The project site has a zone district of Planned Development (PD-1,500), and a General Plan land use designation of High Density Residential (HD).

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and approving Precise Plan (PPL 2026-03) and Site Plan Review (SPR 2026-08), subject to the findings and conditions of approval.

2. OTA 2026-04 – Ordinance Text Amendment to Title X: Planning and Zoning of the City Municipal Code (Report by David Brletic)

Subject: The City of Madera proposes a Citywide Zoning Code Update to amend Title X, Chapter 3, Planning and Zoning, of the Madera Municipal Code. Substantive changes include:

- Amendment to Permitted Color Palettes for new development in Commercial Zone Districts to include fences and vertical elements, including flagpoles, ancillary buildings, trash enclosures, etc.

Commission will forward a report of its recommendations to the City Council for action.

Recommendation:

Conduct a public hearing and adopt:

- a. A resolution recommending City Council approve Ordinance Text Amendment 2026-04, approving an amendment to Exterior Paint Color and Exterior Trim Paint Color in Commercial Districts to include fences and vertical elements, including flagpoles, ancillary buildings, trash enclosures, etc.

3. CUP 2025-01 & SPR 2025-04 – Food Trucks (Report by Robert Smith)

Subject: Consideration of an application for a Conditional Use Permit (CUP) 2025-01 and Site Plan Review (SPR) 2025-04 to authorize development of a food truck court for the operation of mobile food preparation units on a +0.21 acre parcel located on the easterly corner of East Yosemite Avenue and South Lake Street at 600 East Yosemite Avenue (APN: 007-173-019). The project site is planned for Commercial use by the City of Madera General Plan and is zoned C1 (Light Commercial).

Recommendation:

Conduct a public hearing and adopt:

- a. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Section 15332/Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit (CUP) 2025-01 and Site Plan Review (SPR) 2025-04, subject to the findings and conditions of approval.

STAFF IS REQUESTING THIS ITEM BE CONTINUED TO OCTOBER 13TH, 2026

4. OTA 2026-03 – Ordinance Text Amendment to Title X: Planning and Zoning of the City Municipal Code (Report by Will Tackett)

Subject: Consideration of a proposed amendment to Chapter 3 of Title X: Planning and Zoning of the City Municipal Code (CMC) adding a Housing Element Implementation (HEI) Overlay Zone to the Zoning Regulations in accordance with Program A-1 of the City's adopted 6th Cycle Housing Element. The HEI Overlay Zone would permit residential use by-right for developments in which at least 20 percent of the units are affordable to lower income households during the planning period and which meet the criteria of California Government Code Section 65583.2.

STAFF IS REQUESTING THIS ITEM BE CONTINUED TO OCTOBER 13TH, 2026

ADMINISTRATIVE REPORTS:

COMMISSIONER REPORTS:

ADJOURNMENT:

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- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the Planning Department's Office at (559) 661-5430 or emailing planninginfo@madera.gov. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested accommodation. Requests may also be delivered/mailed to: City of Madera, Attn: Planning Department, 205 W. 4th Street, Madera, CA 93637. At least seventy-two (72) hours' notice prior to the meeting is requested but not required. When making a request, please provide sufficient detail that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.
 - The services of a translator can be made available. Please contact the Planning Department at (559) 661-5430 or emailing planninginfo@madera.gov to request translation services for this meeting. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be submitted in advance of the meeting to allow the City sufficient time to provide or arrange

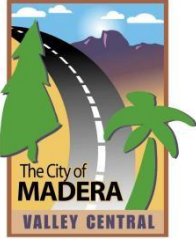
for the requested services. At least seventy-two (72) hours' notice prior to the meeting is requested but not required.

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.



REPORT TO THE PLANNING COMMISSION

Prepared by: Adileni Rueda, Associate Planner

Meeting of: September 8, 2026

Agenda Number: 1

SUBJECT:

Consideration of an application for a Precise Plan (PPL 2026-03) and Site Plan Review (SPR 2026-08) for the development of 102 multifamily units located on the corner of E. Gary Lane and Emily Way (APN: 012-253-001).

RECOMMENDATION:

Conduct a public hearing and adopt:

1. A Resolution of the City of Madera Planning Commission determining the project is Categorically Exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and approving Precise Plan (PPL 2026-03) and Site Plan Review (SPR 2026-08), subject to the findings and conditions of approval.

SUMMARY:

Representative Scott Vincent has filed Precise Plan No. PPL 2026-03 and Site Plan Review No. SPR 2026-08 pertaining to a 4.38-acre vacant lot. The project site is zoned PD-1,500 (Planned Development, one unit per 1,500 square feet of site area) and is designated HD (Residential, High Density) by the Madera General Plan.

The application of the Precise Plan is in accordance with the City Municipal Code (CMC) Section 10-3-4.104 in which no construction, grading, or new development activity shall commence in any Planned Development Zone prior to an approval of a Precise Plan by the Planning Commission.

Table 1 below provides a brief overview of the entitlement request, project applicant, project location, and site characteristics.

Table 1: Project Overview	
<i>Project Number:</i>	PPL 2026-03 and SPR 2026-08
<i>Applicant:</i>	TP Tierra Vista, LLC
<i>Property Owner:</i>	Pestorich Holdings LLC ETAL (APN: 012-253-001)
<i>Location:</i>	Northeast corner of East Gary Lane and Emily Way

<i>Project Area:</i>	±4.38 acres each
<i>Land Use:</i>	HD (Residential, High Density)
<i>Zoning District:</i>	PD-1,500 (Planned Development, one unit per 1,500 sq. ft. of site area)
<i>Site Characteristics:</i>	The site is currently a vacant lot.

BACKGROUND:

The project was previously approved under the entitlements Precise Plan (PPL) 2021-01 and Site Plan Review (SPR) 2021-07. Approval of the project was decided during the July 13, 2021, Planning Commission public hearing.

Precise Plan (PPL) 2021-01 and Site Plan Review (SPR) 2021-07 expired on July 13, 2022. The applicant is requesting reapproval of the 102 multifamily unit development.

ANALYSIS:

Precise Plan

Precise Plan applications serve as a process for the City to regulate density in Planned Development Residential Zones and to allow design flexibility within the residential standards, allowing the applicant to maximize density on the site.

PPL 2026-03 shall pertain to 102 multifamily units located within the PD-1,500 (one unit for every 1,500 square feet of site area) zone district. The General Plan states that High Density Residential land use designation requires a density of 15.1 to 50 dwelling units per acre. The proposed development of 102 dwelling units at approximately 23.28 dwelling units per acre is consistent with the General Plan's High Density Residential requirement.

Site Plan Review

The projects includes the construction of one (1) community building at 2,228 square feet, one (1) building (referred to as Type B Building) at 18,978 square feet, two (2) buildings (referred to as Type C Building) at 25,809 square feet each, one (1) building (referred to as Type D Building) at 18,147 square feet, and two (2) buildings (referred to as Type E Building) at 24,291 square feet each. Building B will include 18 one-bedroom units and Building C shall have 18 two-bedroom units. Building D will have 12 two-bedroom units and Building E will have 18 ground units with a mix of one- and two-bedroom units. All residential buildings, not including the community building, are to be three stories tall. Other proposed accessory structures such as carports, parking spaces, and trash enclosures satisfy the city's development standards.

Table 2 below provides the development standards such as setbacks, open space, building height, and parking spaces noted on the site plan review application.

Table 2: Proposed Development Standards		
<i>Standard</i>	<i>Planned Development Residential Standards</i>	<i>Proposed PPL 2026-03 & SPR 2026-08</i>

<i>Front setback (minimum)</i>	15 ft. main building / 20 ft. driveway (garage)	23 ft. min main building / 41 ft. driveway (covered carports)
<i>Rear setback (minimum)</i>	15 ft.	25 ft.
<i>Interior side setbacks (minimum)</i>	5 ft.	75 ft. (right interior)
<i>Exterior side setbacks (minimum)</i>	10 ft.	13 ft.
<i>Building height (maximum)</i>	50 ft.	41 ft.
<i>Open Space (minimum)</i>	750 sq. ft./unit 76,500 sq. ft. min	81,999 sq. ft.
<i>Parking Spaces (minimum)</i>	215 parking spaces total	196 parking spaces total

Changes included in PPL 2026-03 and SPR 2026-08 from previously approved Precise Plan (PPL) 2021-01 and Site Plan Review (SPR) 2021-07.

While the unit number remains the same, there have been changes to the project that do require notice. Previously, the project proposed a community pool. The applicant has removed the pool and replaced it with landscaping. This has not decreased or increased the project's open space calculation.

Applicant has modified the site plan by replacing the original masonry wall on the rear end to a wrought iron fence to match the front and side fencing. Previous site plan proposed an automatic gate in the front entrance, but that has since been removed and left open.

Open Space

Under CMC Section 10-3-4.106, each unit in a PD zone shall provide a minimum of 750 square feet of open space. The proposed site plans depict approximately 81,999 square feet of total open space. In terms of open space amenities, the project proposes a built-in barbecue grill and sink compartment for tenants to utilize.

ENVIRONMENTAL REVIEW:

A preliminary environmental assessment was prepared for this project in accordance with the requirements of CEQA. The proposed project has been determined to qualify for Categorical Exemptions set forth in CEQA Guidelines. The project is also exempt pursuant to Section 15332 (In-Fill Development Projects); the project consistent with the General Plan and Zoning District regulations and is proposed to occur within City limits on a project site of approximately 4.38 acres, which is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species, and would not result in any significant effect relating

to traffic, noise, air quality, or water quality. The site can adequately be served by all required utilities and public services. Furthermore, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines section 15300.2 apply to this project. As such, the proposed resolution has been prepared to include the adoption of Categorical Exemptions under CEQA Guidelines Section 15332 (In-Fill Development Projects) for this project.

PLANNING COMMISSION ACTION:

The Planning Commission (Commission) will be acting on PPL 2026-03 and SPR 2026-08. Staff recommends that the Commission:

1. Move to adopt a Resolution of the Planning Commission adopting a Finding of Categorical Exemption from CEQA pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects) for the project and approving Precise Plan (PPL) 2026-03 and Site Plan Review (SPR) 2026-08, based on and subject to the findings and conditions of approval.

ALTERNATIVES:

As an alternative, the Commission may elect to:

1. Move to refer the item back to staff and/or continue the public hearing to a future Commission meeting at a date certain with direction to staff to return with an updated staff report and/or resolution (Commission to specify date and reasons for continuance).
2. Move to deny one more request based on specified findings: (Commission to articulate reasons for denial).
3. Provide staff with other alternative directives.

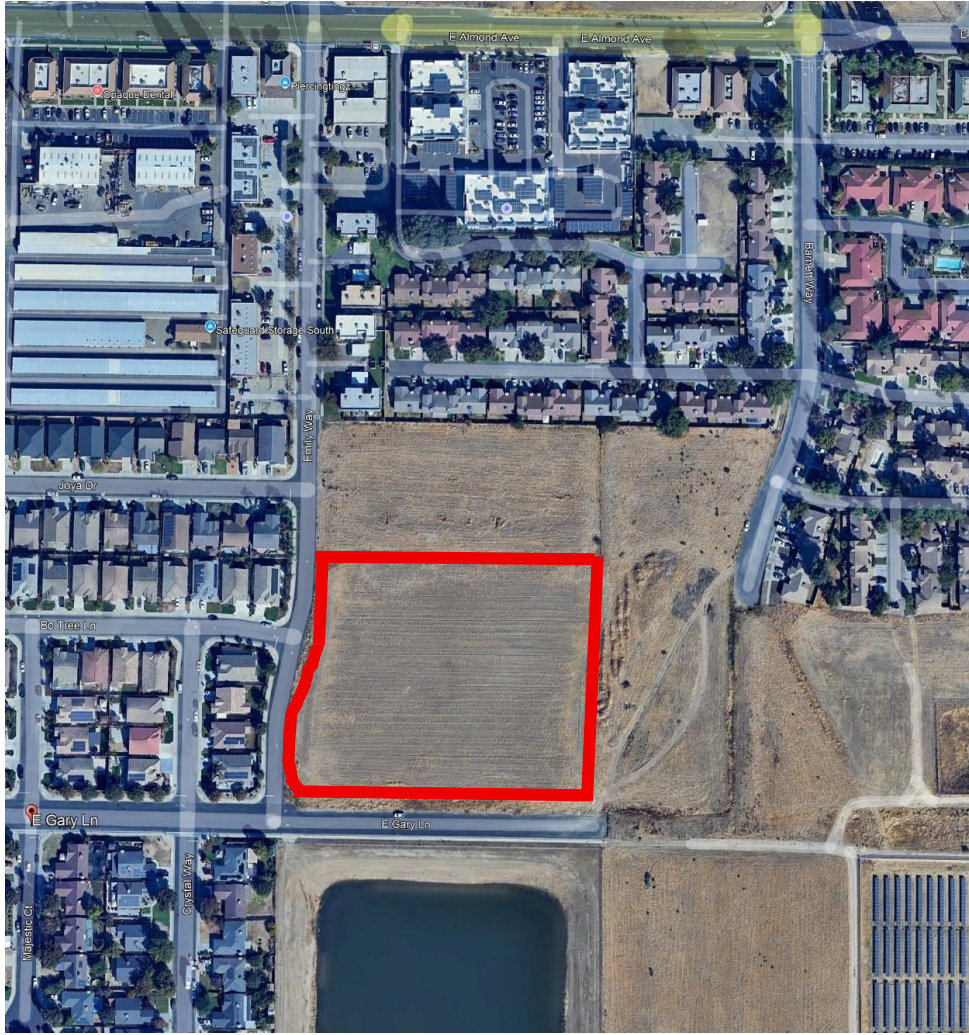
ATTACHMENTS:

1. Aerial View
2. Site Plans
3. Floor Plans
4. Elevations
5. Zone District and General Plan Land Use
6. Planning Commission Resolution

Exhibit A: Conditions of Approval

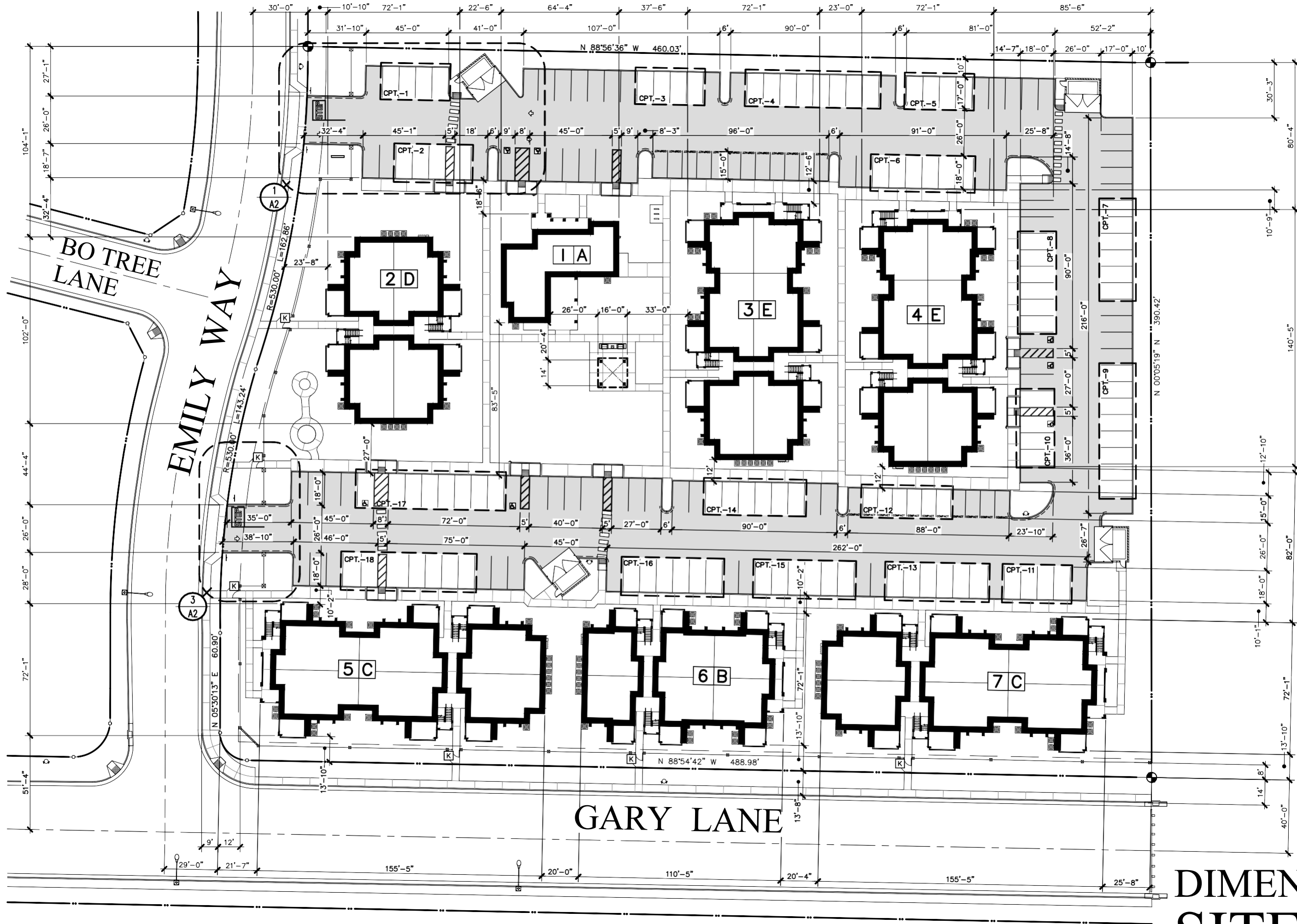
ATTACHMENT 1

Aerial View



ATTACHMENT 2

Site Plans



SYMBOLS

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BUILDING FOOTPRINT

① BUILDING NUMBER
② BUILDING TYPE
③ ELECTRICAL METER LOCATION
④ STAIRWAYS
⑤ GROUND MOUNTED HEAT PUMP UNIT
⑥ PRIVATE PATIOS/ BALCONIES

CPT-20

K

CARPORT LOCATIONS

MINIMUM PARKING STALL SIZE = 9' x 18' WITH 2' OVERHANG

TRASH ENCLOSURE

INDICATES THE LOCATIONS OF ENCLOSURES PER CITY OF MADERA PUBLIC WORKS STANDARD E-7

KNOX BOX LOCATION

INDICATES THE LOCATIONS OF KNOX BOXES AND KNOX GATE LOCKS TO BE INSTALLED PER CITY OF MADERA FIRE DEPARTMENT STANDARDS

FIRE HYDRANT LOCATION

STREET LIGHT LOCATION

INDICATES THE EXISTING OR PROPOSED LOCATION(S) OF STREET LIGHTS INSTALLED PER CITY OF MADERA PUBLIC WORKS STANDARDS.

NOTES

- A KNOX BOX AND KNOX GATE LOCKS SHALL BE PROVIDED AT THE SITE. PEDESTRIAN ENTRANCE GATES PER CFC 2023 SECTION 501.1. VERIFY THE LOCATION WITH THE MADERA CITY ENGINEER AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
- NO RETAINING WALLS ARE ANTICIPATED IN THE PROPOSED CONSTRUCTION PROJECT. IN THE EVENT THAT SITE CONDITIONS REQUIRE THE USE OF RETAINING WALLS, THE APPLICANT SHALL SUBMIT SITE PLANS AND ELEVATIONS FOR THE CITY ENGINEER AND ZONING ADMINISTRATOR TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION.
- FINAL LOCATIONS FOR ELECTRICAL TRANSFORMERS HAVE NOT AS YET BEEN PROVIDED BY THE LOCAL UTILITY AT THIS TIME. ONCE FINAL LOCATIONS ARE PROVIDED, PROPOSED LANDSCAPE SCREENING SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO INSTALLATION.
- ALL PEDESTRIAN AND GATES SHALL BE PROVIDED WITH A "MEDECO" GATE LOCKS / MECHANISMS FOR POLICE DEPARTMENT ACCESS. COORDINATE THE REQUIREMENTS WITH THE CITY OF MADERA POLICE DEPARTMENT.
- UPON COMPLETION OF ALL CONSTRUCTION, ALL ASPHALT PAVING SHALL BE SWEEP CLEAN, SEALED AND RESTRIPE AS REQUIRED TO PROVIDE AN "AS-NEW" APPEARANCE.
- COORDINATE THE LOCATIONS OF ACCESSIBLE PARKING STALLS AND EV CHARGING STATION LOCATIONS WITH THE REFERENCE SITE PLAN, SHEET T-5.
- ALL FRONTAGE IMPROVEMENTS MUST BE INSTALLED WITH PHASE 1 OF THE WORK.
- ALL SITE FEATURES MUST BE INSTALLED BEFORE PERMIT FINAL INCLUDING OFF-SITE IMPROVEMENTS.
- ALL GROUND FLOOR RESIDENTIAL UNITS SHALL BE ADAPTABLE PER CBC 1134A, REFER TO THE ADAPTABLE UNIT NOTES, SHEET A-9 FOR ADDITIONAL INFORMATION.

DIMENSIONED SITE PLAN

1" 36'-0"

KEYNOTES

- INSTALL POLE MOUNTED SIGN WITH THE INTERNATIONAL SIGN OF ACCESSIBILITY.
- PROVIDE 30" x 48" CLEAR FLOOR SPACE AT CHARGING UNIT/ TYPICAL.
- INSTALL 36" LONG PRE-CAST CONCRETE WHEEL STOP OR 6 INCH CONTINUOUS CONCRETE CURB (PAINTED BLUE).
- INSTALL 4 INCH WIDE WHITE PAINTED PERIMETER STRIPES AT STALL AND UNLOADING ZONE.
- WITHIN THE ACCESSIBLE LANDING/ UNLOADING ACCESS AISLE, PAINT THE WORDS "NO PARKING" IN 12" HIGH WHITE LETTERS MAXIMUM SLOPE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING SPACES IS 2%.
- 5'-0" MIN. AT TYPICAL ACCESSIBLE PARKING STALL 8'-0" MIN. AT VAN ACCESSIBLE PARKING STALL.
- EVCS NOT REGULATED BY CBC SECTION 11B-812.
- INSTALL 4 INCH WIDE WHITE STRIPES AT 36" ON-CENTER.
- STANDARD ACCESSIBLE EVCS.
- FUTURE EV CHARGER LOCATION/ TYPICAL.
- LOCATION OF VAN ACCESSIBLE EVCS.
- INSTALL 12 INCH HIGH WHITE PAINTED LETTERS.

ELECTRIC VEHICLE CHARGING STATION DETAIL

TYPICAL PARKING STALL DIMENSIONS

DOUBLE STALL AT CURB CONDITION ACCESSIBLE PARKING STALL

AT CURB CONDITION COMPACT PARKING STALL

T H E VINCENT COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions	Date
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PROPOSED APARTMENT COMPLEX FOR:

TERRA VISTA APARTMENTS

N.E.C. EAST GARY LANE & EMILY WAY
MADERA, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT
SCOTT A. VINCENT
Exp. 12/31/27
No. C-15290
STATE OF CALIFORNIA

Issues:	Date:
○ DESIGN REVIEW	
● PLAN CHECK	08.05.25
○ BACK CHECK	
○ PERMITS	
○ CONSTRUCTION	
○ AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1"=30'-0"

Project Name: TERRA VISTA
MADERA, CALIFORNIA

Project Number: 191122
Plot Date: 05.05.26

Sheet Number:

A1

Of , Sheets ,

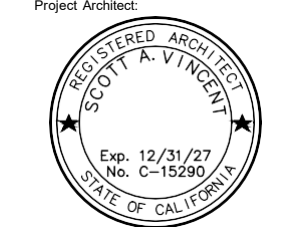
Z:\2010\191122 - Terra Vista Apartments\A1 - Site Plan_Dimension.dwg, 5/6/2026, 1:37:37 PM, Andy

Revisions	Date
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PROPOSED APARTMENT COMPLEX FOR:

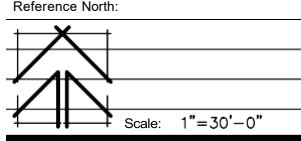
TERRA VISTA APARTMENTS

N.E.C. EAST GARY LANE & EMILY WAY
MADERA, CALIFORNIA



Issuances:	Date:
☐ DESIGN REVIEW	
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☐ CONSTRUCTION	
☐ AS BUILT	

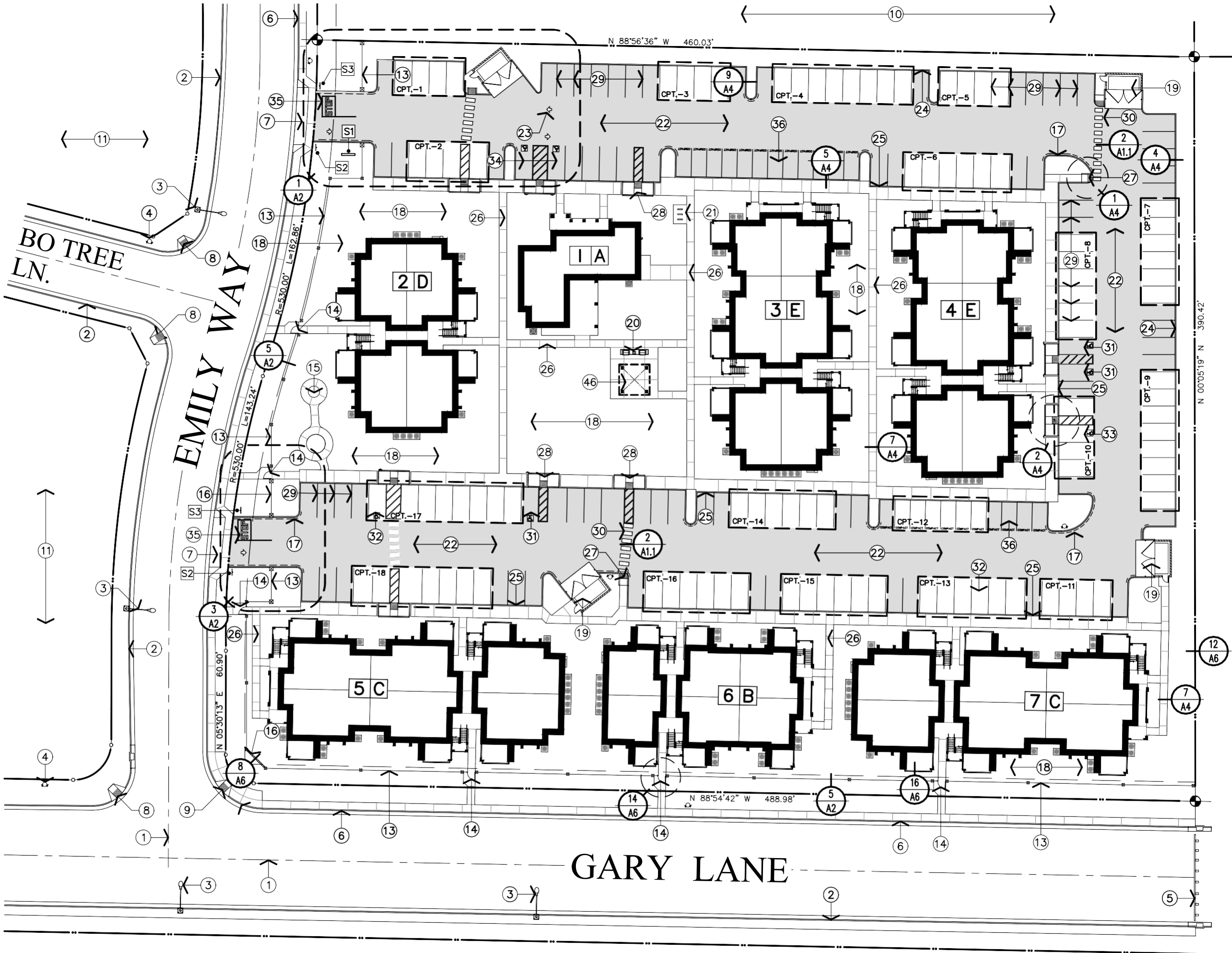
All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.



Project Name:	TERRA VISTA
	MADERA, CALIFORNIA
Project Number:	191122
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Sheet Number:	

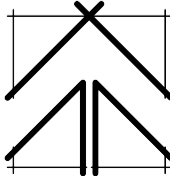
KEYNOTES

- 1 INDICATES CENTER LINE OF STREET.
- 2 INDICATES THE LOCATION OF THE EXISTING CURB, GUTTER AND WALK. INSTALLED PER CITY OF MADERA PUBLIC WORKS STANDARDS TO REMAIN. EXISTING POLE MOUNTED STREET LIGHT PER CITY OF MADERA PUBLIC WORKS STANDARDS
- 3 INDICATES THE LOCATION OF EXISTING STREET FIRE HYDRANT INSTALLED PER THE CITY OF MADERA PUBLIC STANDARDS TO REMAIN/ TYPICAL.
- 4 INDICATES THE LOCATION OF TRAFFIC BARRICADES AT END OF STREET, PER CITY OF MADERA PUBLIC WORKS STANDARDS
- 5 INSTALL RIGHT-OF-WAY IMPROVEMENTS ALONG THE STREET FRONTAGE INCLUDING CONCRETE CURB, GUTTER, 5'-0" WIDE PLANTER STRIP, 5'-0" WIDE CONCRETE SIDEWALK, AND ASPHALTIC CONCRETE PAVING PER CITY OF MADERA PUBLIC WORKS DEPARTMENT STANDARDS. DEDICATE 1'-0" WIDE PEDESTRIAN EASEMENT TO THE CITY OF MADERA AS REQUIRED FOR THE INSTALLATION OF THE SIDEWALK.
- 6 INSTALL MULTI-FAMILY RESIDENTIAL DRIVE APPROACH PER CITY OF MADERA PUBLIC WORKS STANDARDS
- 7 INDICATES THE LOCATION(S) OF EXISTING OFF-SITE CURB RAMPS INSTALLED PER CITY OF MADERA PUBLIC WORKS STANDARDS
- 8 INSTALL 30'-0" RADIUS AND ACCESSIBLE CURB RAMP PER CITY OF MADERA PUBLIC WORKS STANDARDS
- 9 EXISTING VACANT PARCEL TO REMAIN (NOT A PART OF THIS DEVELOPMENT).
- 10 INDICATES LOCATION OF EXISTING SINGLE FAMILY RESIDENTIAL SUBDIVISION (NOT A PART OF THIS PERMIT).
- 11 EXISTING PONDING BASIN TO REMAIN.
- 12 INDICATES LOCATION OF 6'-0" HIGH ORNAMENTAL WROUGHT IRON FENCE WITH CRIMP TOP PICKETS AND MASONRY PILASTERS WITH STUCCO FINISH AND PRE-CAST CONCRETE CAP AT 50'-0" ON-CENTER (MAXIMUM) TO BE INSTALLED AT STREET FRONTAGE/ TYPICAL.
- 13 INSTALL 4'-0" WIDE x 6'-0" HIGH WROUGHT IRON PEDESTRIAN GATE WITH LEVER TYPE LOCKSET MASTER KEYED TO TENANT ENTRANCE DOORS. COORDINATE THE WORK WITH DETAIL 5, SHEET A-2 AND 14, SHEET A-6.
- 14 INDICATES THE LOCATION OF DOG PARK. COORDINATE THE WORK WITH THE LANDSCAPE DRAWINGS.
- 15 6'-0" HIGH "SIGNAGE" WALLS WITH STUCCO FINISH AND PRE-CAST CONCRETE CAP INSTALLED OVER SOLID GROUTED REINFORCED CONCRETE MASONRY UNITS/ TYPICAL.
- 16 DASHED LINE INDICATES LOCATION(S) OF CURBS TO BE PAINTED RED AND MARKED "FIRE LANE - NO PARKING". LETTERS SHALL BE WHITE, 3 INCHES HIGH AND SPACED AT 50'-0" ON-CENTER PER CITY OF MADERA FIRE DEPARTMENT STANDARDS REFER TO DETAIL 6, SHEET A-2/ TYPICAL. LANDSCAPE AREAS. COORDINATE WORK WITH LANDSCAPE PLANS/ TYPICAL.
- 17 INDICATES LOCATION OF TRASH AND RECYCLING ENCLOSURE WITH REINFORCED CONCRETE MASONRY WALLS PER CITY OF MADERA PUBLIC WORKS STANDARDS/ TYPICAL.
- 18 INDICATES THE LOCATION OF BUILT-IN BAR-B-QUE COUNTER WITH NATURAL GAS GRILLES AND STAINLESS STEEL SINKS.
- 19 INDICATES THE LOCATION OF BICYCLE RACK WITH SPACE FOR 6 BICYCLES AND PROVIDE WITH CONCRETE PAD WITH 4'-0" WIDE CLEARANCE ON ALL 4 SIDES. COORDINATE THE WORK WITH DETAILS, SHEET A-5.
- 20 INSTALL ASPHALTIC CONCRETE PAVING OVER CLASS II AGGREGATE BASE OVER NATIVE SOIL COMPACTED TO 90% PER CITY OF MADERA PUBLIC WORKS STANDARDS (SHOWN SHADED)/ TYPICAL
- 21 INDICATES LOCATION PAINTED TRAFFIC ARROWS PER CITY OF MADERA PUBLIC WORKS STANDARDS.
- 22 6 INCH CONTINUOUS CONCRETE CURB/ TYPICAL.
- 23 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 4 INCH THICK CONCRETE WALK/ TYPICAL.
- 24 4'-0" WIDE x 4 INCH THICK CONCRETE WALKS APPLIED OVER COMPACTED NATIVE SOIL (PROVIDE 7'-0" WIDE WALKS ADJACENT TO PARKING SPACES)/ TYPICAL.
- 25 INDICATES THE LOCATION OF RETURNED CURB ACCESSIBLE RAMP WITH 3'-0" WIDE TRUNCATED DOME PATTERN AT JUNCTION WITH PAVING PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
- 26 INSTALL DEPRESSED WALK CURB RAMP PER DETAIL 2, SHEET A-4.
- 27 INSTALL 4 INCH WIDE WHITE PAINTED STRIPING AT 9'-0" ON-CENTER PER CITY OF MADERA PUBLIC WORKS STANDARDS AND DETAIL 1, SHEET A-1/ TYPICAL AT PARKING STALLS.
- 28 INSTALL 5'-0" WIDE PAINTED CROSSWALK AT DRIVE WHERE THE ACCESSIBLE PATH-OF-TRAVEL OCCURS. COORDINATE WITH DETAIL 2, SHEET A-1.1/ TYPICAL.
- 29 INDICATES THE LOCATION(S) OF ACCESSIBLE PARKING SPACES WITH A 5'-0" WIDE UNLOADING ZONE PER TITLE 24 CCR ACCESSIBILITY STANDARDS. PROVIDE PAINTED AND POLE MOUNTED SIGNAGE AS REQUIRED. REFER TO DETAIL 1B, SHEET A-1.
- 30 INDICATES LOCATION OF ACCESSIBLE CARPORT STALL WITH 8'-0" WIDE VAN ACCESSIBLE UNLOADING AREA, 8'-2" MINIMUM VERTICAL CLEARANCE AND WARPED WALK WHEELCHAIR RAMP AVAILABLE FOR ASSIGNMENT TO TENANTS WITH PHYSICAL DISABILITIES/ TYPICAL.
- 31 INDICATES LOCATION OF ACCESSIBLE CARPORT STALL WITH 5'-0" WIDE UNLOADING AREA, 8'-2" MINIMUM VERTICAL CLEARANCE AND WARPED WALK WHEELCHAIR RAMP AVAILABLE FOR ASSIGNMENT TO TENANTS WITH PHYSICAL DISABILITIES/ TYPICAL.
- 32 INDICATES THE LOCATION(S) OF ACCESSIBLE PARKING SPACES WITH A 8'-0" WIDE VAN ACCESSIBLE UNLOADING ZONE PER TITLE 24 CCR ACCESSIBILITY STANDARDS. PROVIDE PAINTED AND POLE MOUNTED SIGNAGE AS REQUIRED. REFER TO DETAIL 1B, SHEET A-1.
- 33 INDICATES LOCATION PAINTED TRAFFIC SIGNAGE PER CITY OF MADERA PUBLIC WORKS STANDARDS.
- 34 INDICATES THE LOCATION OF COMPACT PARKING STALLS PER CITY OF MADERA PUBLIC WORKS STANDARDS.



NOTED SITE PLAN

1" = 30'-0"



SIGN SCHEDULE

SYMBOL	DESCRIPTION
S1	PROJECT MONUMENT SIGN INSTALL ILLUMINATED MONUMENT SIGNAGE INDICATED ON THE SIGNAGE PACKAGE (TO BE INSTALLED UNDER SEPARATE PERMIT). COORDINATE THE WORK WITH THE SIGNAGE VENDOR AND DETAIL17, SHEET A-6.
S2	ACCESSIBLE PARKING SIGN AT EACH ENTRANCE TO OFF-SITE PARKING, A 17"x22" (MINIMUM); SIGN SHALL BE PLACED TO READ: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENCE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSES. TOWED VEHICLES MAY BE RECLAIMED BY CONTACTING THE CITY OF MADERA POLICE DEPARTMENT AT 1-559-675-4229".
S3	"STOP" SIGN INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7" ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK.

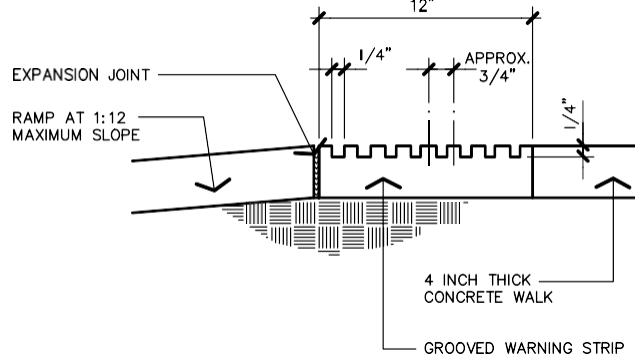
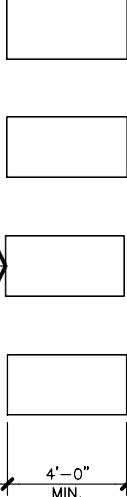
NOTES

1. REFER TO THE REFERENCE SITE PLAN, SHEET T-5 FOR:
- a. LOCATIONS AND TYPES OF ACCESSIBLE PARKING STALLS.
- b. LOCATIONS AND TYPES OF ELECTRIC VEHICLE CHARGING STALLS.
- c. LOCATIONS OF ASSUMED PROPERTY LINES USED TO DETERMINE SEPARATION DISTANCES.
- d. LOCATIONS OF THE ACCESSIBLE PATH-OF-TRAVEL
2. COORDINATE THE LOCATIONS OF SLOPE MOUNTED SITE LIGHTING WITH THE ELECTRICAL SITE PLAN, SHEET E-1.
3. REFER TO THE DIMENSIONED SITE PLAN, SHEET A-1 FOR ADDITIONAL INFORMATION.

NOTES:

1. VERIFY LOCATION WITH THE SITE PLAN
2. ALL STRIPING/ HATCHING SHALL INCLUDE PAINTED STRIPING APPROVED FOR THIS INSTALLATION
3. THE CROSSWALK SHALL BE PROVIDED WITH A 5% MAXIMUM SLOPE AND 2% MAXIMUM CROSS-SLOPE

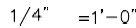
24" WIDE x 48 LONG" (MIN.) WHITE PAINTED HATCHING/ TYPICAL



PAINTED CROSSWALK DETAIL

GROOVED WARNING STRIP

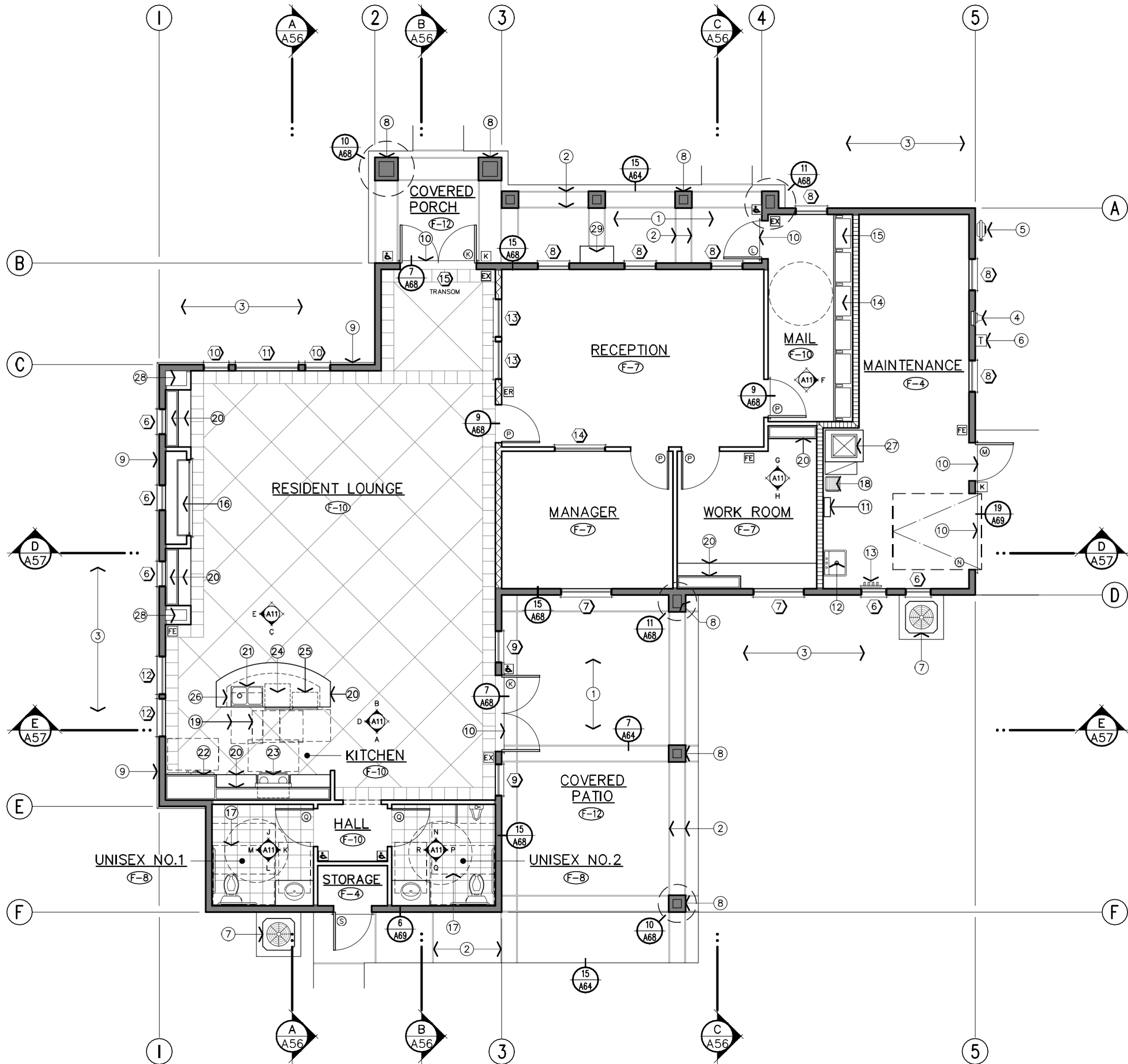
ATTACHMENT 3
Floor Plans



Of , Sheets ,

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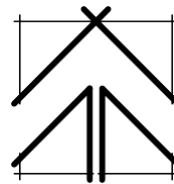
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BUILDING 'A'

NOTED FLOOR PLAN

1/4" = 1'-0"



NOTES

- REFER TO THE WALL LEGEND, SHEET A-12 FOR WALL REQUIREMENTS AND ASSEMBLIES.
- COORDINATE REQUIREMENTS FOR ACCESSIBILITY FEATURES WITH THE ACCESSIBILITY NOTES, SHEET T-3 AND DETAIL 13, SHEET T-4 AND DETAILS 9, 10 AND 12, SHEET T-4.
- COORDINATE SIGNAGE REQUIREMENTS WITH THE SIGNAGE NOTES AND DETAILS, SHEET T-3.
- REFER TO THE NOTES, SHEET A-14 FOR ADDITIONAL INFORMATION.
- REFER TO SHEET A-8 FOR THE DOOR, WINDOW AND FINISH SCHEDULES.
- REFER TO SHEET A-9 FOR THE TOILET ACCESSORIES SCHEDULE.
- NO HAZARDOUS MATERIALS ARE TO BE STORED OR USED IN THE BUILDING.

KEYNOTES

- COORDINATE THE INSTALLATION OF THE 4 INCH THICK ACCESSIBLE CAST-IN-PLACE CONCRETE FLATWORK OVER COMPACTED NATIVE SOIL WITH THE SITE PLAN, SHEETS A-1 AND A-1.1. PROVIDE 5'-0" x 5'-0" LEVEL LANDINGS (2% MAXIMUM SLOPE IN ANY DIRECTION) EXTENDING 24 INCHES PAST THE STRIKING SIDE OF THE DOOR AT EXTERIOR DOORS AS NOTED IN DETAIL 5, SHEET T-4.
- INDICATES LOCATION OF TOOLED EXPANSION JOINTS IN PATTERN AS INDICATED. COORDINATE THE WORK WITH THE FOUNDATION PLAN, SHEET A-16.
- LANDSCAPE AREA(S). COORDINATE WITH THE SITE PLAN, SHEETS A-1 AND A-1.1 AND THE LANDSCAPE AND IRRIGATION PLANS/ TYPICAL.
- INDICATES LOCATION OF SEMI-RECESSED BUILDING ELECTRICAL MAIN SERVICE. COORDINATE INSTALLATION WITH ELECTRICAL SITE PLAN AND LOCAL UTILITY COMPANY REQUIREMENTS.
- INDICATES LOCATION OF BUILDING GAS METER. COORDINATE INSTALLATION WITH PLUMBING PLAN AND LOCAL UTILITY COMPANY REQUIREMENTS.
- INDICATES THE LOCATION OF BUILDING TELEPHONE POINT-OF-ENTRY (TPOE). COORDINATE THE INSTALLATION WITH THE LOCAL UTILITY COMPANY REQUIREMENTS/ TYPICAL.
- INDICATES LOCATION(S) OF GROUND MOUNTED CONDENSING UNIT(S). PROVIDE SCREENING OF UNITS AS NOTED IN DETAIL 15, SHEET A-6. COORDINATE INSTALLATION REQUIREMENTS WITH MECHANICAL PLANS AND MANUFACTURER'S INSTALLATION REQUIREMENTS/ TYPICAL.
- INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH STUCCO EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE EXTERIOR ELEVATIONS/ TYPICAL.
- INDICATES THE LOCATION OF 2" WIDE x 36" HIGH STEPPED BASE TRIM. COORDINATE THE INSTALLATION WITH THE EXTERIOR ELEVATIONS/ TYPICAL.
- PROVIDE 1/2 INCH MAXIMUM ELEVATION CHANGE AT THRESHOLD/ TYPICAL.
- GAS FIRED STORAGE TYPE WATER HEATER. PROVIDE COMBUSTION AIR VENTILATION TOTALING 100 SQUARE INCHES SHALL BE PROVIDED THROUGH THE FULLY LOUVERED EQUIPMENT ROOM DOOR. FURR THE CEILING AT THIS ROOM TO +7'-0" ABOVE FINISHED FLOOR. COORDINATE THE WORK WITH THE REFLECTED CEILING PLAN, SHEET A-15.
- COORDINATE THE INSTALLATION OF SINGLE COMPARTMENT WALL-MOUNTED JANITORIAL SINK WITH THE PLUMBING PLAN.
- COORDINATE THE INSTALLATION OF WALL-MOUNTED JANITOR MOP RACK WITH THE ACCESSORIES SCHEDULE, SHEET A-9.
- INDICATES THE LOCATION OF BUILT-IN RESIDENT MAIL BOXES COMPLYING WITH USPS REQUIREMENTS. PROVIDE 60 INCH DIAMETER CLEAR SPACE WITHIN ROOM AS SHOWN DASHED AND REACH LIMITS PER DETAILS 6 AND 7, SHEET T-4. COORDINATE THE WORK WITH THE INTERIOR ELEVATIONS, SHEET A-11.
- INDICATES THE LOCATION OF BUILT-IN PACKAGE DELIVERY LOCKERS. PROVIDE 60 INCH DIAMETER CLEAR SPACE WITHIN ROOM AS SHOWN DASHED. COORDINATE THE WORK WITH THE INTERIOR ELEVATIONS, SHEET A-11.
- INSTALL AMERICAN HEARTH "BOULEVARD" VENT FREE 72 INCH NATURAL GAS FIREPLACE WITH REMOTE WALL SWITCH PER THE MANUFACTURER'S RECOMMENDATIONS. COORDINATE THE WORK WITH THE INTERIOR ELEVATIONS/ TYPICAL.
- COORDINATE THE REQUIREMENTS FOR CLEARANCES AND / OR MOUNTING HEIGHTS OF FIXTURES AND ACCESSORIES AT RESTROOMS FOR THE PHYSICALLY DISABLED WITH THE INTERIOR ELEVATIONS AND DETAILS 10 AND 12, SHEET T-4. CLEAR FLOOR AREAS AT FIXTURES (SHOWN DASHED) SHALL BE AS SHOWN ON DETAIL 10, SHEET T-4.
- INSTALL FLOOR SINK WITH INDIRECT WASTE. COORDINATE INSTALLATION WITH PLUMBING PLANS AND DETAIL 1, SHEET P-1.
- INDICATES THE REQUIREMENTS FOR CLEARANCES OF FIXTURES AT KITCHENS FOR THE PHYSICALLY DISABLED. CLEAR FLOOR AREAS AT FIXTURES (SHOWN DASHED) SHALL BE AS FOLLOWS:
 - SINKS 30" x 48" (48" CENTERED ON THE SINK)
 - RANGE 30" x 48" (30" CENTERED ON THE RANGE)
 - REFRIGERATOR 30" x 48" (30" CENTERED ON THE REFRIGERATOR)
 - DISHWASHER 30" x 48" (48" CENTERED ON THE DISHWASHER)
 - CLEARANCE 60" MINIMUM BETWEEN CABINETS / APPLIANCES
- COORDINATE THE INSTALLATION OF COUNTERTOPS, BASE AND UPPER CABINETS WITH THE INTERIOR ELEVATIONS AND THE FINISH SCHEDULE, SHEET A-8.
- COORDINATE THE INSTALLATION OF 2 COMPARTMENT SELF-RIMMING STAINLESS STEEL SINK WITH 1/2 HP CARBAGE DISPOSAL WITH THE PLUMBING PLAN AND APPLIANCE SCHEDULE, SHEET A-9. PROVIDE GOOSENECK FAUCET WITH LEVER CONTROLS PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
- BUILT-IN COUNTER DEPTH SIDE-BY-SIDE 42 INCH WIDE REFRIGERATOR WITH ICE MAKER. COORDINATE THE REQUIREMENTS WITH THE APPLIANCE SCHEDULE, SHEET A-9 AND THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
- 30 INCH WIDE FOUR BURNER DUAL FUEL RANGE WITH LOW-PROFILE UNDER CABINET HOOD ABOVE. COORDINATE THE REQUIREMENTS WITH THE APPLIANCE SCHEDULE, SHEET A-9 AND THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
- BUILT-IN UNDERCOUNTER DISHWASHER. COORDINATE THE REQUIREMENTS WITH THE APPLIANCE SCHEDULE, SHEET A-9 AND THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
- BUILT-IN UNDERCOUNTER MICROWAVE OVEN WITH TRIM KIT. COORDINATE THE INSTALLATION WITH THE APPLIANCE SCHEDULE, SHEET A-9 AND THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS.
- LINE OF FINISHED FACE OF BASE CABINET BELOW THE COUNTERTOP EXTENSION SHOWN DASHED. COORDINATE THE WORK WITH THE INTERIOR ELEVATIONS.
- COORDINATE INSTALLATION OF FURNACE/ FAN COIL UNITS WITH THE MECHANICAL PLAN/ TYPICAL.
- INDICATES THE LOCATION OF FURRED CHASE.
- INDICATES THE LOCATION OF SURFACE MOUNT PACKAGE DELIVERY LOCKER.

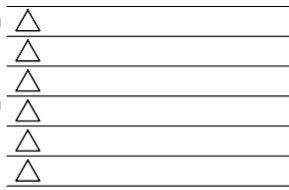
T H E VINCENT COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions Date



PROPOSED APARTMENT COMPLEX FOR: TIERRA VISTA APARTMENTS N.E.C. EAST GARY LANE & EMILY WAY MADERA, CALIFORNIA

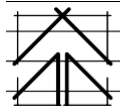
Project Architect:



Issuances:	Date:
☐ DESIGN REVIEW	
☒ PLAN CHECK	08.06.25
☐ BACK CHECK	
☐ PERMITS	
☐ CONSTRUCTION	
☐ AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:



Scale: 1/4" = 1'-0"

Project Name: TIERRA VISTA

MADERA, CALIFORNIA

Project Number: 191122

Plot Date: 04.20.26

Sheet Number:

A13

Of Sheets

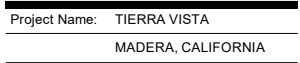
Project Architect: _____



- ☐ DESIGN REVIEW
- ☐ PLAN CHECK
- ☐ BACK CHECK
- ☐ PERMITS
- ☐ CONSTRUCTION
- ☐ AS BUILT

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Reference North:



Project Number: 191122

Plot Date: 02.08.21

Sheet Number: _____

Of , Sheets ,

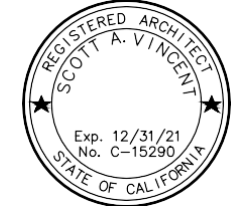


BUILDING UNIT MIX		(18) UNITS TYPE "1" 1 BEDROOMS 1 BATHROOMS WALK-UP UNIT 825 SQ. FT./UNIT
OCCUPANCY GROUP		R-2
CONSTRUCTION TYPE		V-A WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA		
a.	GROUND FLOOR	
	1. RESIDENTIAL UNITS	4,950 SQ. FT.
	2. COVERED PATIOS	828 SQ. FT.
	3. STAIRS/ BREEZEWAY	850 SQ. FT.
b.	SECOND FLOOR	
	1. RESIDENTIAL UNITS	4,950 SQ. FT.
	2. COVERED PATIOS	828 SQ. FT.
	3. STAIRS/ BREEZEWAY	850 SQ. FT.
c.	THIRD FLOOR	
	1. RESIDENTIAL UNITS	4,950 SQ. FT.
	2. COVERED/ PATIOS	828 SQ. FT.
	3. STAIRS/ BREEZEWAY	850 SQ. FT.
TOTAL BUILDING AREA		19,884 SQ. FT.
FIRE RESISTANCE REQUIREMENTS		
a.	EXTERIOR WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 + 15-1.3 PER CBC TABLE 720.1(2))
b.	INTERIOR BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
c.	INTERIOR NON-BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
d.	CEILING/ROOF ASSEMBLY	ONE HOUR RATED (G.A. FILE NO. RC-2603)
e.	FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f.	UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-5508) STC RATING = 55 TO 59
g.	SHAFT ENCLOSURES	NONE OCCUR
h.	EXTERIOR OPENINGS	NON-RATED

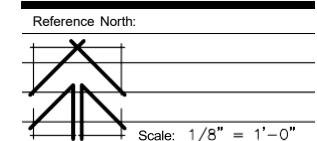
COMPOSITE PLANS

 $1/8" \quad \pm 0'-0"$

Project Architect: _____

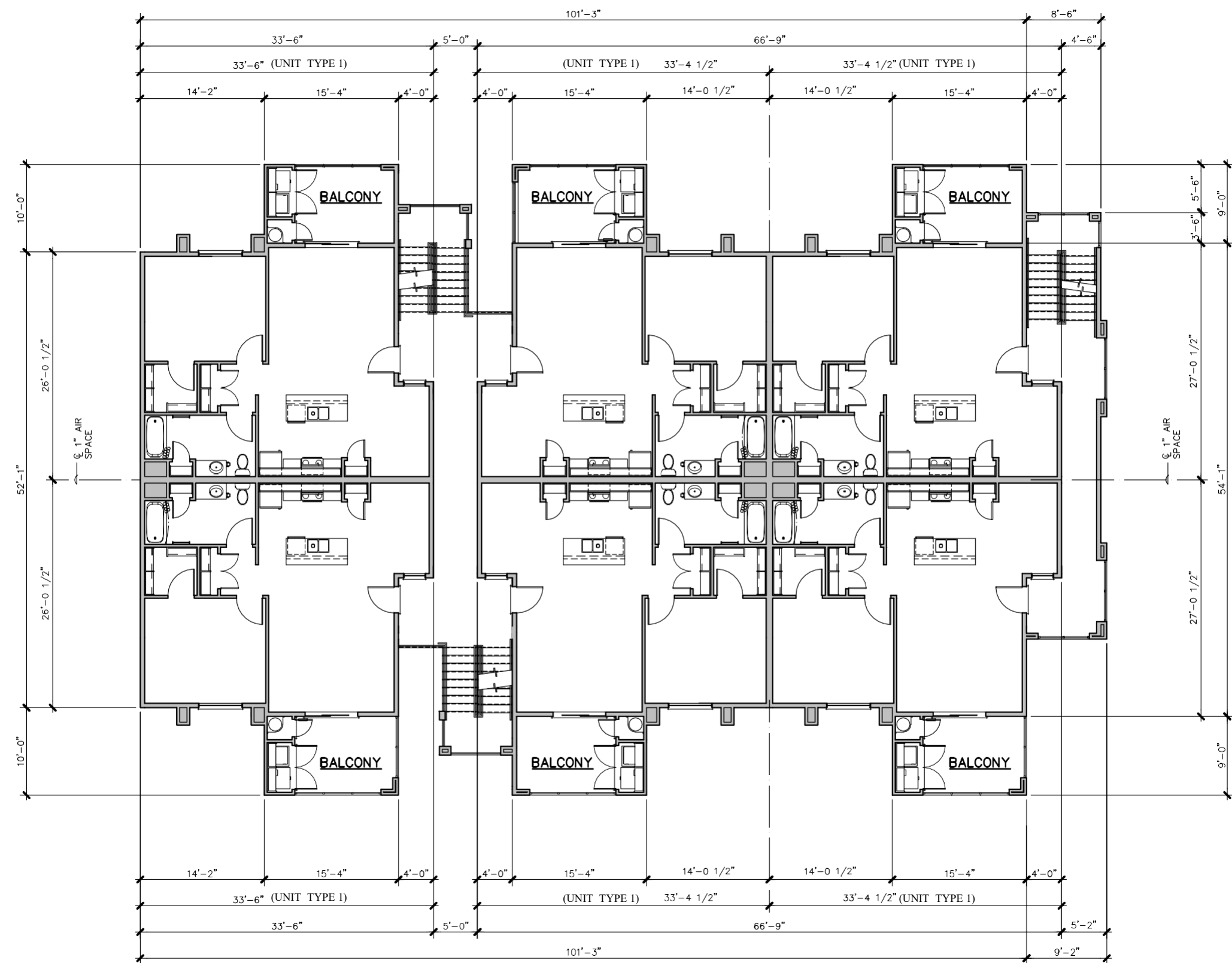


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Of , Sheets ,



SECOND/ THIRD

BUILDING 'B'

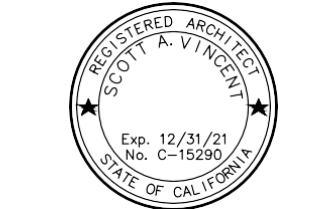
COMPOSITE PLANS

PROPOSED APARTMENT COMPLEX FOR:

**TIERRA VISTA
APARTMENTS**

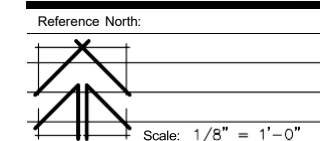
N.E.C. EAST GARY LANE & EMILY WAY
MADERA, CALIFORNIA

Project Architect:



Issuances:	Date:
☐ DESIGN REVIEW	
☐ PLAN CHECK	
☐ BACK CHECK	
☐ PERMITS	
☐ CONSTRUCTION	
☐ AS BUILT	

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Project Name: TIERRA VISTA
MADERA, CALIFORNIA

Project Number: 191122	
Plot Date:	02.08.21

Sheet Number: _____

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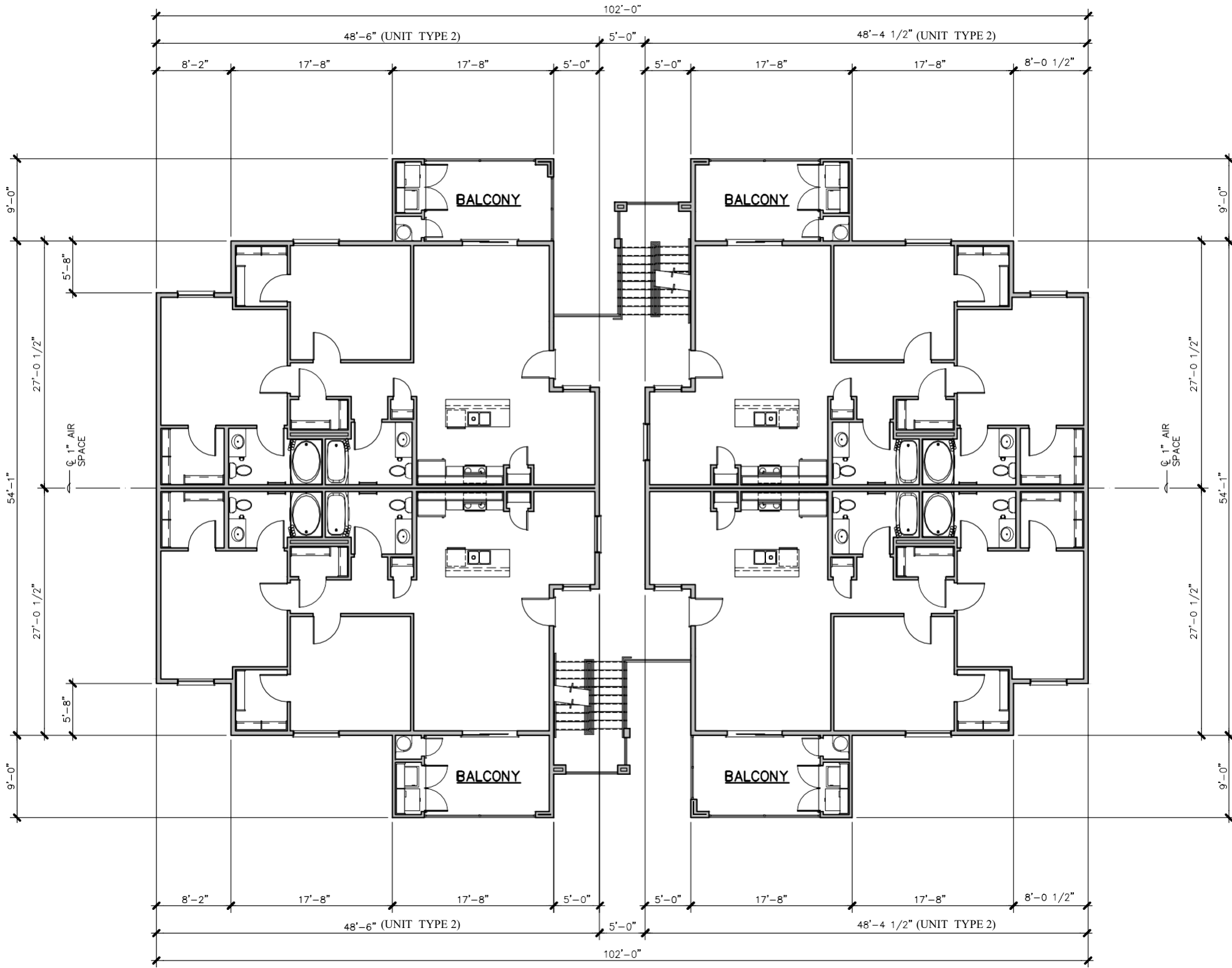
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BUILDING 'C'

COMPOSITE PLANS

1/8" ±0"

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SECOND/ THIRD

BUILDING 'D'

COMPOSITE PLANS

1/8" = 4'-0"

THE VINCENT COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions	Date
△	
△	
△	
△	
△	

PROPOSED APARTMENT COMPLEX FOR:

TERRA VISTA

APARTMENTS

N.E.C. EAST GARY LANE & EMILY WAY

MADERA, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT

SCOTT A. VINCENT

Exp. 12/31/21

No. C-15290

STATE OF CALIFORNIA

Issuances:	Date:
☐ DESIGN REVIEW	
☐ PLAN CHECK	
☐ BACK CHECK	
☐ PERMITS	
☐ CONSTRUCTION	
☐ AS BUILT	

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Reference North:

Scale: 1/8" = 1'-0"

Project Name: TIERRA VISTA

MADERA, CALIFORNIA

Project Number: 191122

Plot Date: 02.08.21

Sheet Number

PA8.1

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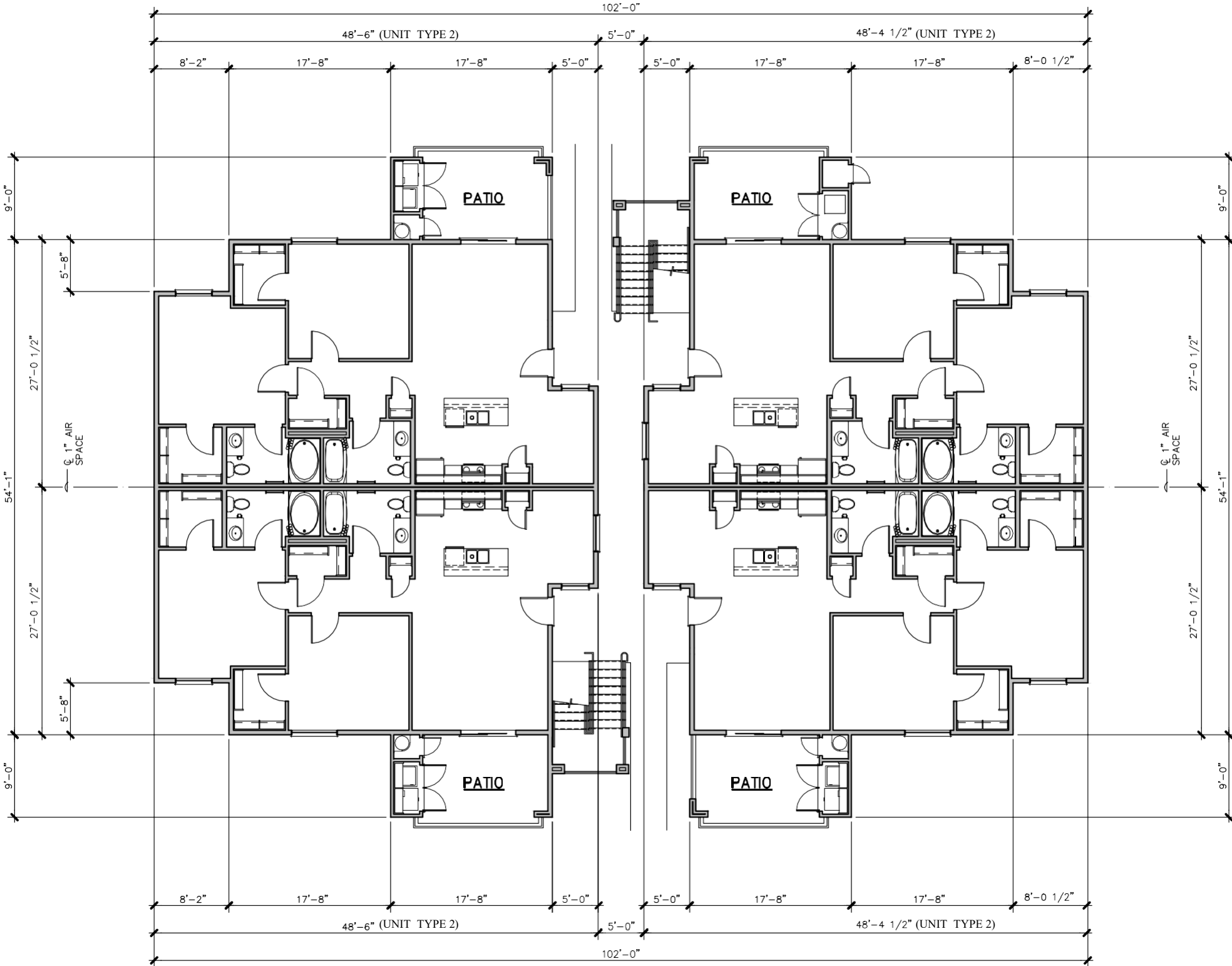
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BUILDING 'D'

COMPOSITE PLANS

1/8" = 4'-0"



GROUND

BUILDING STATISTICS

BUILDING UNIT MIX	(12) UNITS TYPE "2" 2 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,183 SQ. FT./UNIT
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-A WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA	
a. GROUND FLOOR	
1. RESIDENTIAL UNITS	4,732 SQ. FT.
2. COVERED PATIOS	636 SQ. FT.
3. STAIRS/ BREEZEWAY	545 SQ. FT.
b. SECOND FLOOR	
1. RESIDENTIAL UNITS	4,732 SQ. FT.
2. COVERED PATIOS	636 SQ. FT.
3. STAIRS/ BREEZEWAY	545 SQ. FT.
c. THIRD FLOOR	
1. RESIDENTIAL UNITS	4,732 SQ. FT.
2. COVERED/ PATIOS	636 SQ. FT.
3. STAIRS/ BREEZEWAY	545 SQ. FT.
TOTAL BUILDING AREA	17,739 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 & 15-1.3 PER CBC TABLE 720.1(2))
b. INTERIOR BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
c. INTERIOR NON-BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
d. CEILING/ROOF ASSEMBLY	ONE HOUR RATED (G.A. FILE NO. RC-2603)
e. FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-5508) STC RATING = 55 TO 59
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

THE VINCENT COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions

Date

PROPOSED APARTMENT COMPLEX FOR:

Tierra Vista

APARTMENTS

N.E.C. EAST GARY LANE & EMILY WAY
MADERA, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT

SCOTT A. VINCENT

Exp. 12/31/21

No. C-15290

STATE OF CALIFORNIA

Issuances:

Date:

☐ DESIGN REVIEW

☐ PLAN CHECK

☐ BACK CHECK

☐ PERMITS

☐ CONSTRUCTION

☐ AS BUILT

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Reference North:

Scale: 1/8" = 1'-0"

Project Name:

TIERRA VISTA

MADERA, CALIFORNIA

Project Number:

191122

Plot Date:

02.08.21

Sheet Number

PA8

Of

Sheets

PROPOSED APARTMENT COMPLEX FOR:

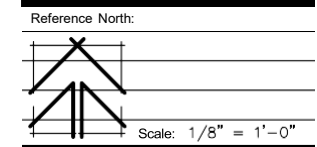
**TIERRA VISTA
APARTMENTS**

N.E.C. EAST GARY LANE & EMILY WAY
MADERA, CALIFORNIA

Project Architect:



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Project Name: TIERRA VISTA
MADERA, CALIFORNIA

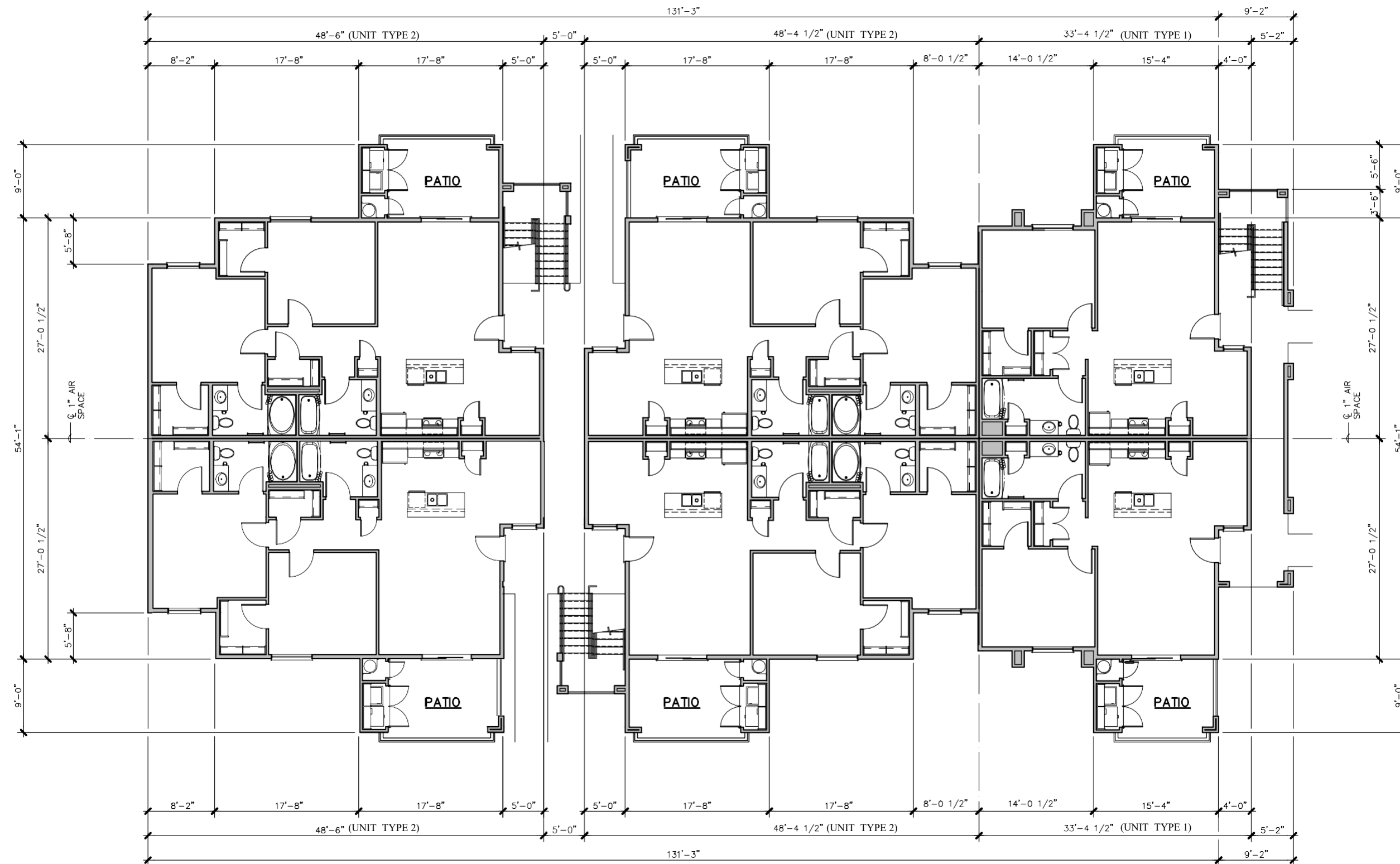
Project Number: 191122

Plot Date: 02.08.21

Sheet Number: _____

PA9

Of . Sheets .



BUILDING STATISTICS

BUILDING UNIT MIX (6) UNITS TYPE "1" 1 BEDROOMS

1 BATHROOMS WALK-UP UNIT
825 SQ. FT./UNIT

(12) UNITS TYPE "2" 2 BEDROOMS
2 BATHROOMS WALK-UP UNIT
1,183 SQ. FT./UNIT

OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-A WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM

BUILDING AREA
- GROUND FLOOR

g. GROUND FLOOR		
1. RESIDENTIAL UNITS		6,382 SQ. FT.
2. COVERED PATIOS		912 SQ. FT.
3. STAIRS/BREEZEWAY		894 SQ. FT.
h. SECOND FLOOR		

1. RESIDENTIAL UNITS	6,382 SQ. FT.
2. COVERED PATIOS	912 SQ. FT.
3. STAIRS/BREEZEWAY	894 SQ. FT.

1. RESIDENTIAL UNITS	6,382 SQ. FT.
2. COVERED/ PATIOS	912 SQ. FT.
3. STAIRS/ BREEZEWAY	894 SQ. FT.
TOTAL BUILDING AREA	8,188 SQ. FT.

FIRE RESISTANCE REQUIREMENTS

a. EXTERIOR WALLS ONE HOUR RATED (ASSEMBLY 14-1)

a. INTERIOR NON-BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
b. INTERIOR BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
c. INTERIOR NON-BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))

d. CEILING/ROOF ASSEMBLY ONE HOUR RATED (G.A. FILE NO. RC-2603)

e. FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (S.I. FILE NO.)

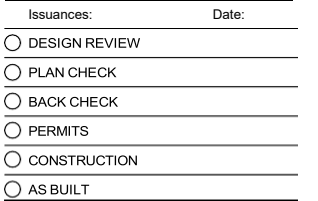
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-5508) STC RATING = 55 TO 59
g. SHAFT ENCLOSURES	NONE OCCUR

h. EXTERIOR OPENINGS NON-RATED

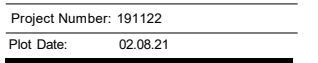
COMPOSITE PLANS

1/8" ±'-0'

Project Architect: _____



Reference North:



D A O 1

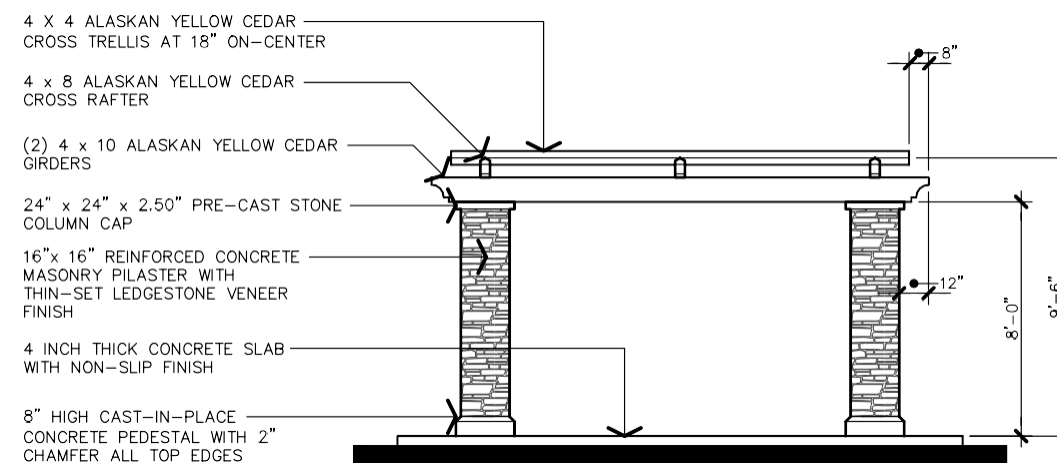
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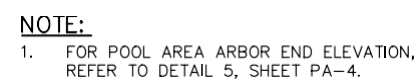
BUILDING 'E'

COMPOSITE PLANS

ATTACHMENT 4
Elevations



5 RESIDENT BAR-B-QUE
ARBOR END ELEVATION 1/4" = 1'-0"



36 INCH WIDE NATURAL GAS GRILLE

CAST-IN-PLACE COLORED CONCRETE COUNTERTOP WITH FULL BULLNOSE EDGE/ TYPICAL

UNDER COUNTER MOUNT SINGLE COMPARTMENT STAINLESS STEEL SINK

PRE-FABRICATED GLASS-FIBER REINFORCED CONCRETE CABINET UNITS WITH THIN-SET LEDGESTONE FINISH/ TYPICAL

18 INCH WIDE STAINLESS STEEL PULL-OUT TRASH BIN AND DOOR

30 INCH WIDE STAINLESS STEEL ACCESS DOORS UNDER NATURAL GAS GRILLE/ TYPICAL

INSTALL 18 INCH WIDE STAINLESS STEEL ACCESS DOOR UNDER SINK/ TYPICAL.

2'-10"

Diagram showing the elevation view of the 2' x 10' stainless steel sink cabinet. The cabinet is pre-fabricated from glass-fiber reinforced concrete with thin-set ledgerstone finish. It features a single compartment stainless steel sink and a cast-in-place colored concrete countertop with a full bullnose edge. A 36-inch wide natural gas grill is mounted on the right side. The cabinet includes two louvered vents on the front panel.

Labels and dimensions:

- SINGLE COMPARTMENT STAINLESS STEEL SINK
- CAST-IN-PLACE COLORED CONCRETE COUNTERTOP WITH FULL BULLNOSE EDGE/ TYPICAL
- 36 INCH WIDE NATURAL GAS GRILLE
- PRE-FABRICATED GLASS-FIBER REINFORCED CONCRETE CABINET UNITS WITH THIN-SET LEDGESTONE FINISH/ TYPICAL
- (2) LOUVERED VENTS
- 2' x 10'

⑦ RESIDENT BAR-B-QUE DETAILS $\frac{3}{8}" = 1'-0"$



36 INCH WIDE NATURAL GAS GRILLE

CAST-IN-PLACE COLORED CONCRETE COUNTERTOP WITH FULL BULLNOSE EDGE/ TYPICAL.

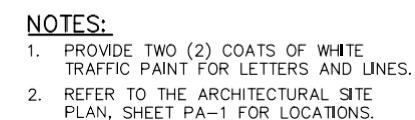
PRE-FABRICATED CONCRETE CABINET UNITS WITH THIN-SET LEDGESTONE FINISH

Diagram illustrating the dimensions for two types of arrows:

- STRAIGHT ARROW:**
 - Overall height: 5'-0"
 - Shaft width: 2'-0"
 - Shaft length: 3'-0"
 - Base width: 1'-0"
- RIGHT TURN ARROW:**
 - Overall height: 5'-0"
 - Shaft width: 2'-0"
 - Shaft length: 3'-0"
 - Base width: 1'-0"

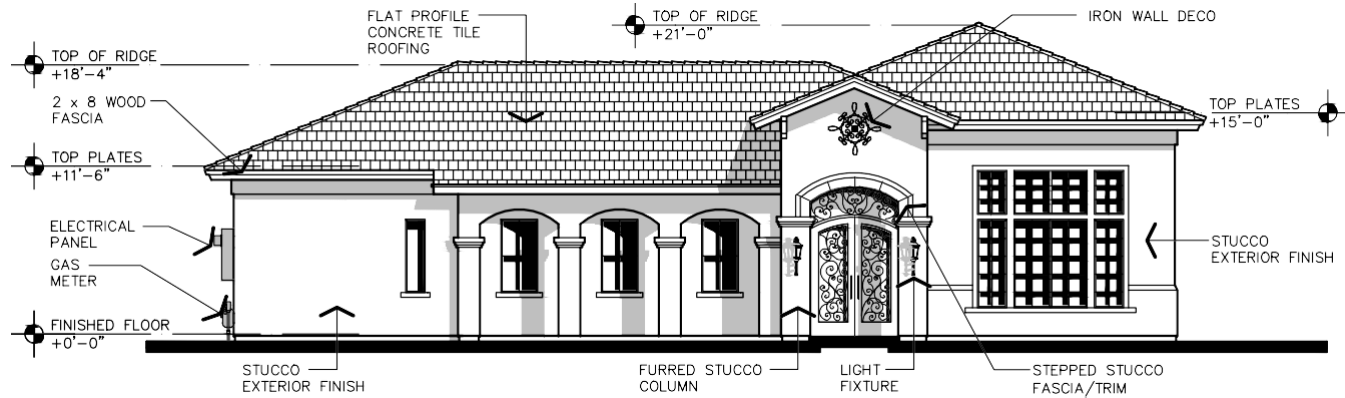
PROVIDE (2) COATS WHITE PAINT AT ALL ARROWS

④ PAINTED TRAFFIC ARROWS

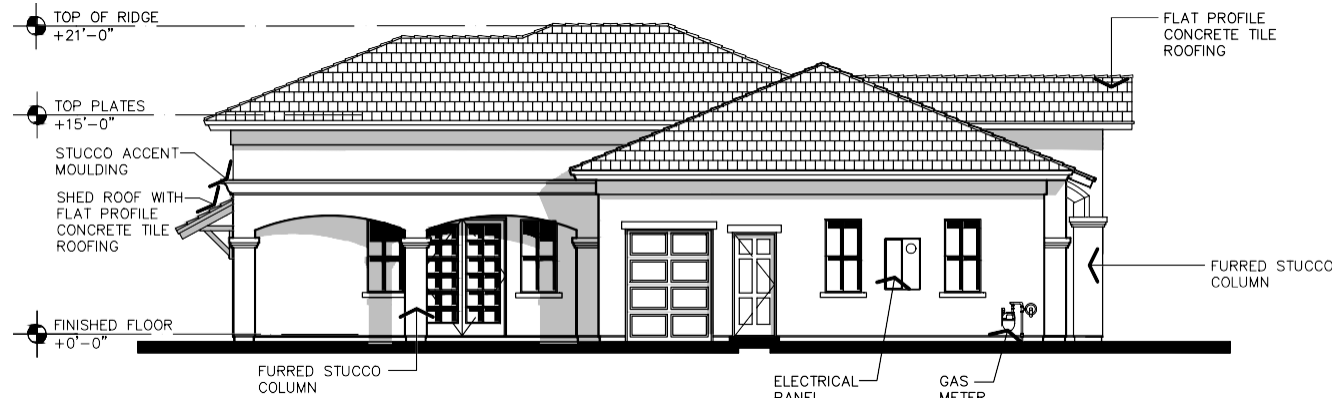


③ PAINTED PAVEMENT SIGNAGE

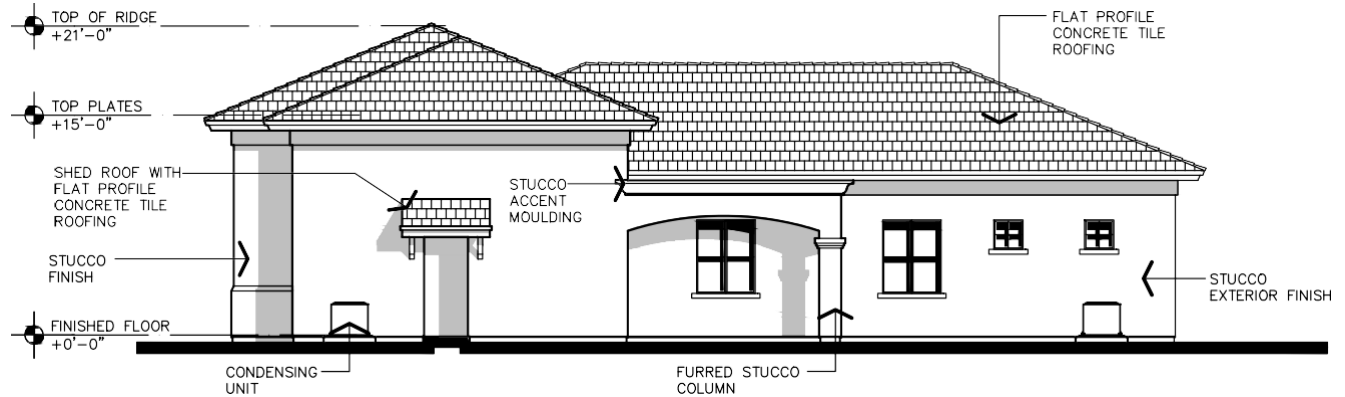
Z:\2018\181122 - Tierra Vista Apartments\2 DESIGN PROPOSALS\01 18.21_SRP\PA-10 - Building A Elevations.dwg, 2/18/2021 2:33:20 PM, ewinc



BUILDING 'A' - FRONT



BUILDING 'A' - LEFT



BUILDING 'A' - REAR

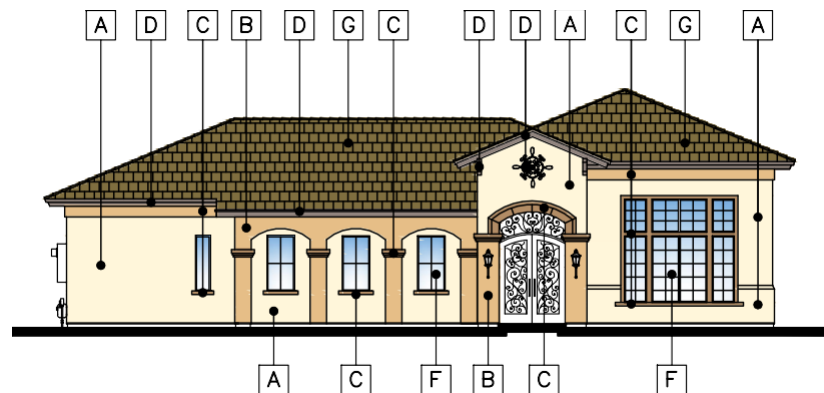
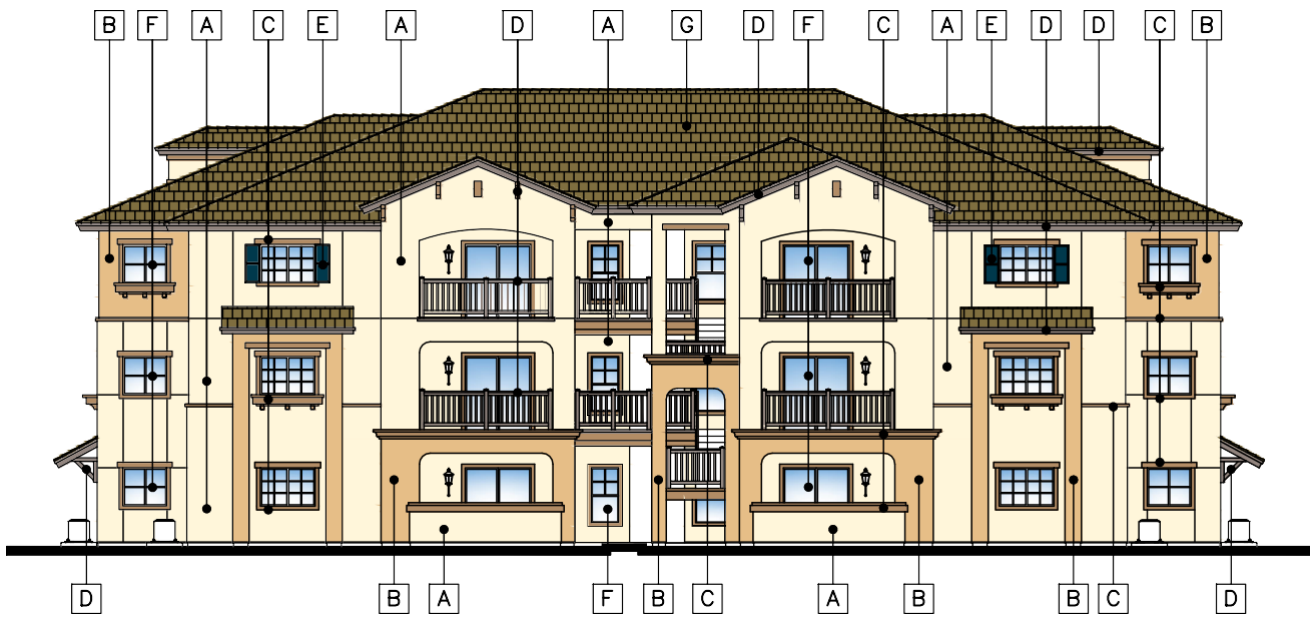
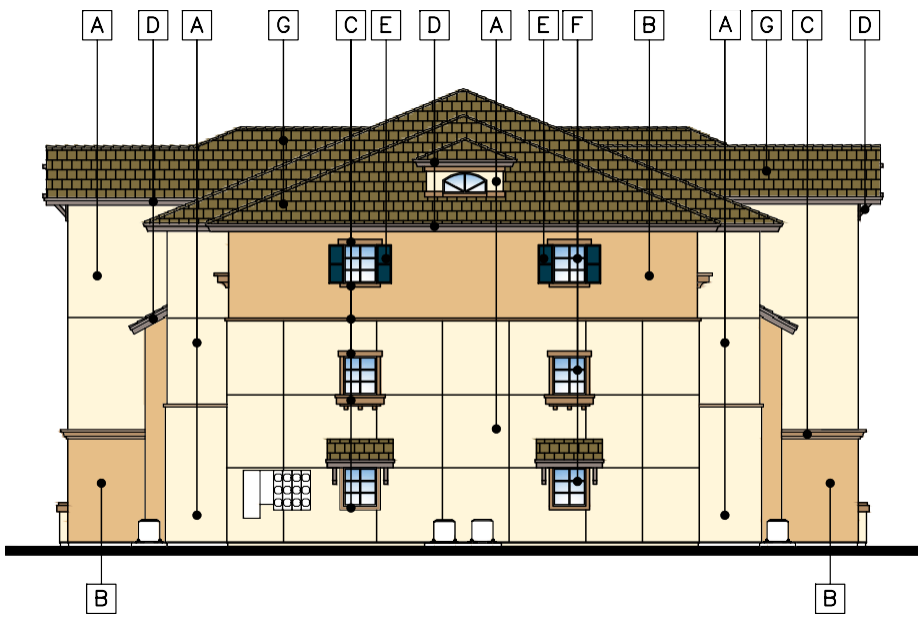


BUILDING 'A' - RIGHT

EXTERIOR ELEVATIONS

1/8" = 1'-0"

TYPICAL EXTERIOR COLORS



BUILDING 'A' FRONT ELEVATION

COLOR SCHEDULE

SYMBOL	KEY	DESCRIPTION		
	A	STUCCO - BASE WALL COLOR COLOR TO MATCH SHERWIN WILLIAMS 'MODERATE WHITE' SW 6140		E DOORS & VINYL SHUTTERS COLOR TO MATCH SHERWIN WILLIAMS 'LOYAL BLUE' SW 6510
	B	STUCCO - ACCENT WALL COLOR TO MATCH SHERWIN WILLIAMS 'MACADAMIA' SW 6142		F VINYL WINDOWS FACTORY BRIGHT WHITE
	C	DOOR & WINDOW TRIMS, PLANTER BOXES, ACCENT TRIMS & BANDS COLOR TO MATCH SHERWIN WILLIAMS 'DAPPER TAN' SW 6144		G FLAT PROFILE TILE ROOF EAGLE ROOFING PRODUCTS "BEL AIR" SERIES, COLOR: NO. 4502 "ARCADIA"
	D	FASCIA, KNEE BRACES, RAILINGS, FLASHING & DOWNSPOUTS COLOR TO MATCH SHERWIN WILLIAMS 'URBANE BRONZE' SW 7048		

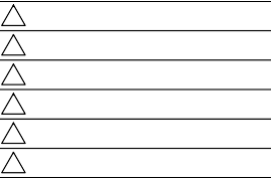
THE VINCENT COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions Date



PROPOSED APARTMENT COMPLEX FOR: TIERRA VISTA APARTMENTS N.E.C. EAST GARY LANE & EMILY WAY MADERA, CALIFORNIA

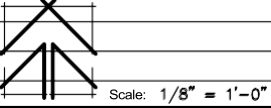


Issuances: Date:

- ☐ DESIGN REVIEW
- ☐ PLAN CHECK
- ☐ BACK CHECK
- ☐ PERMITS
- ☐ CONSTRUCTION
- ☐ AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:



Project Name: TIERRA VISTA
MADERA, CALIFORNIA

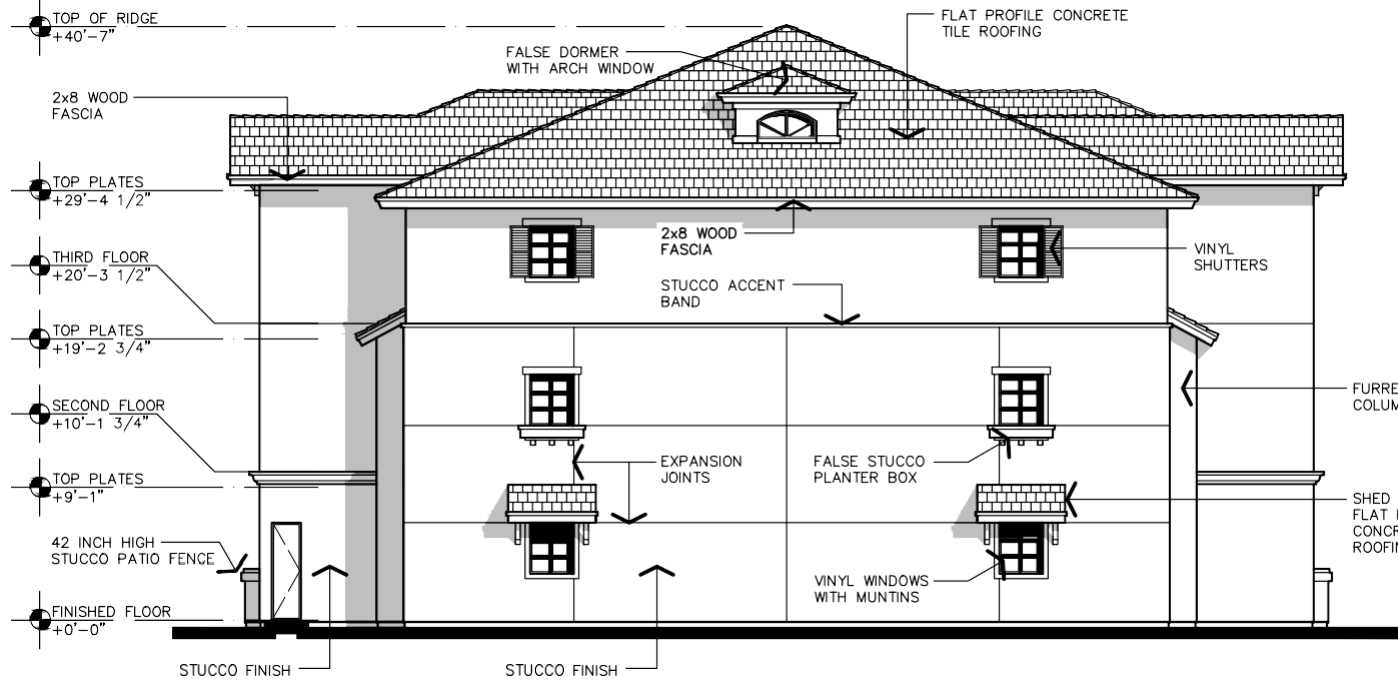
Project Number: 191122

Plot Date: 02.08.21

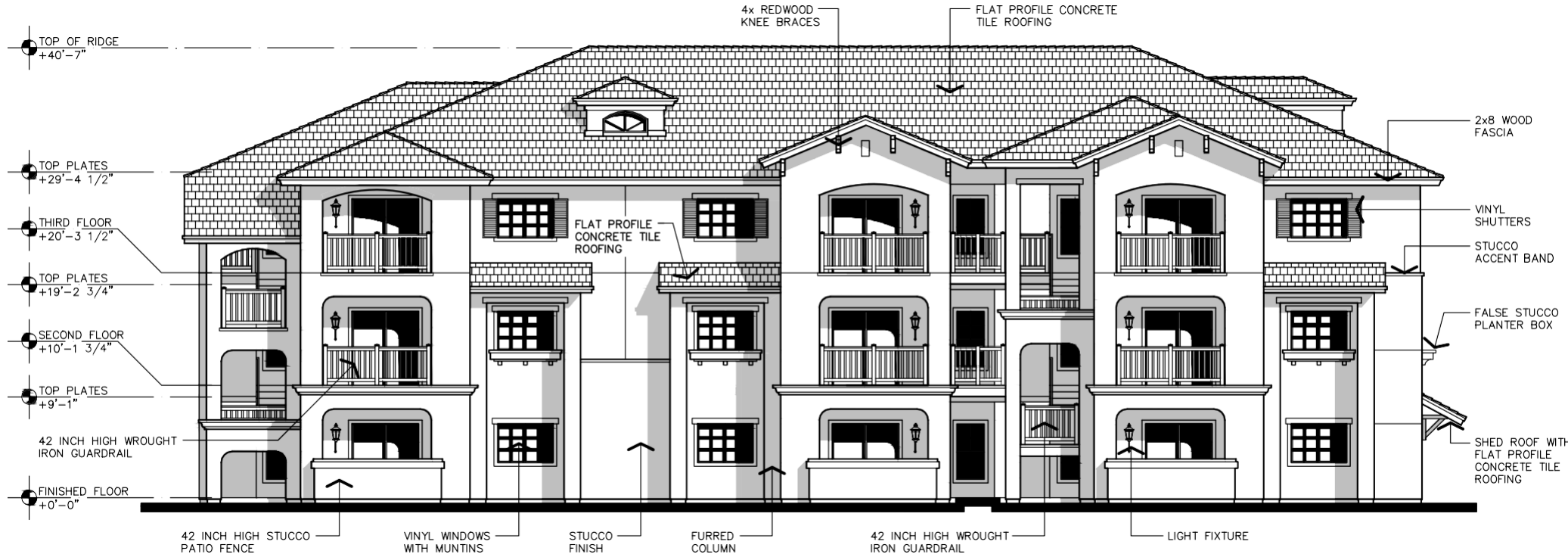
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PA10

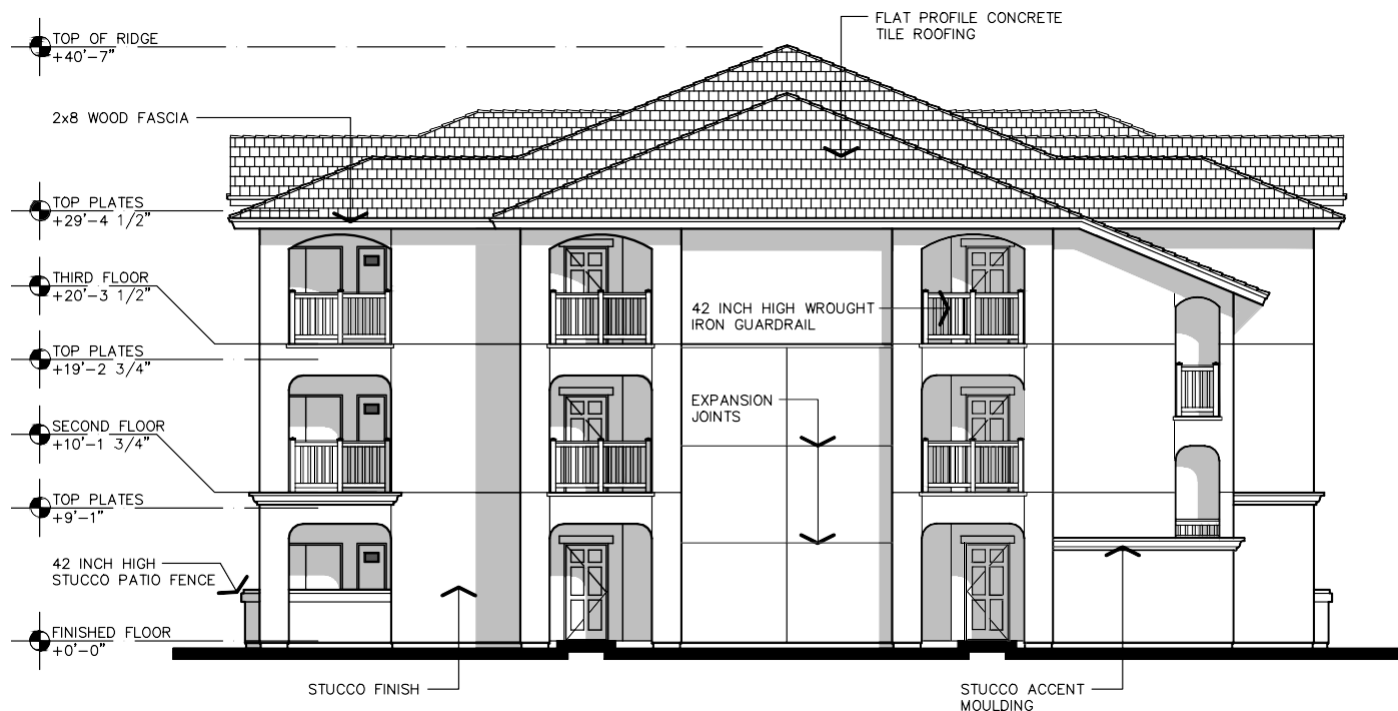
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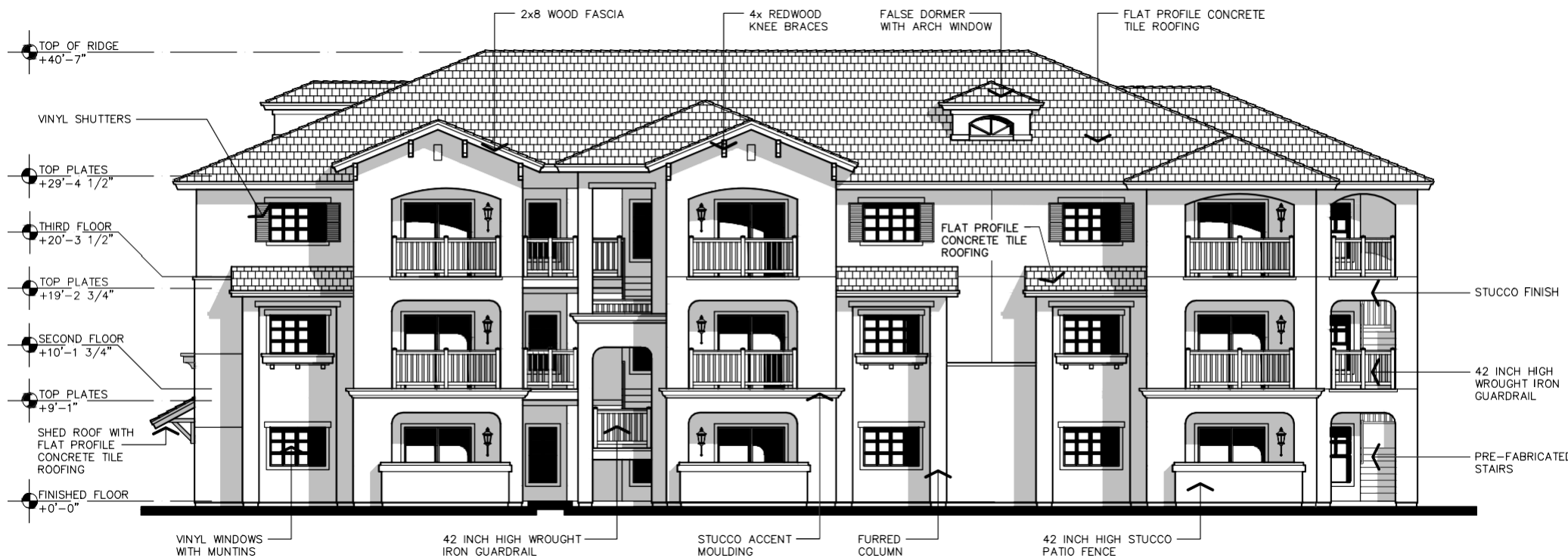
BUILDING 'B' - RIGHT



BUILDING 'B' - FRONT



BUILDING 'B' - LEFT



BUILDING 'B' - REAR

EXTERIOR
ELEVATIONS

THE
VINCENT
COMPANY

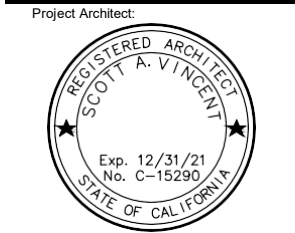
ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

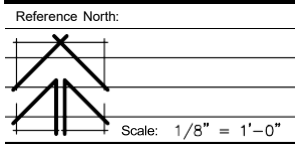
Revisions	Date
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PROPOSED APARTMENT COMPLEX FOR:
**TERRA VISTA
APARTMENTS**
N.E.C. EAST GARY LANE & EMILY WAY
MADERA, CALIFORNIA



Issuances:	Date:
☐ DESIGN REVIEW	
☐ PLAN CHECK	
☐ BACK CHECK	
☐ PERMITS	
☐ CONSTRUCTION	
☐ AS BUILT	

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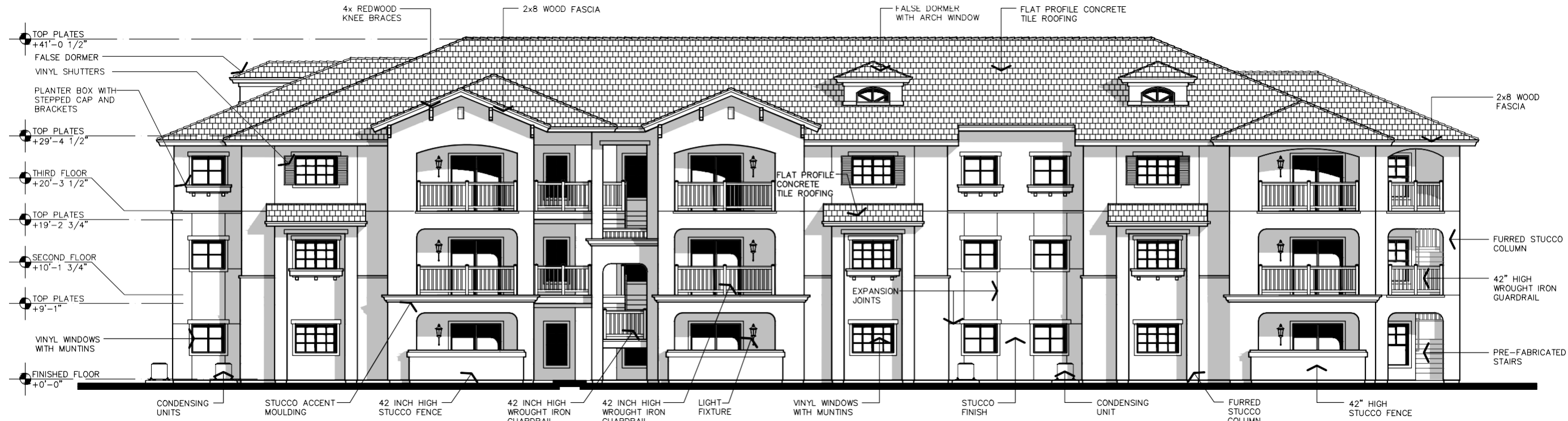


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MADERA, CALIFORNIA
Project Number: 191122
Plot Date: 02.08.21
Sheet Number:

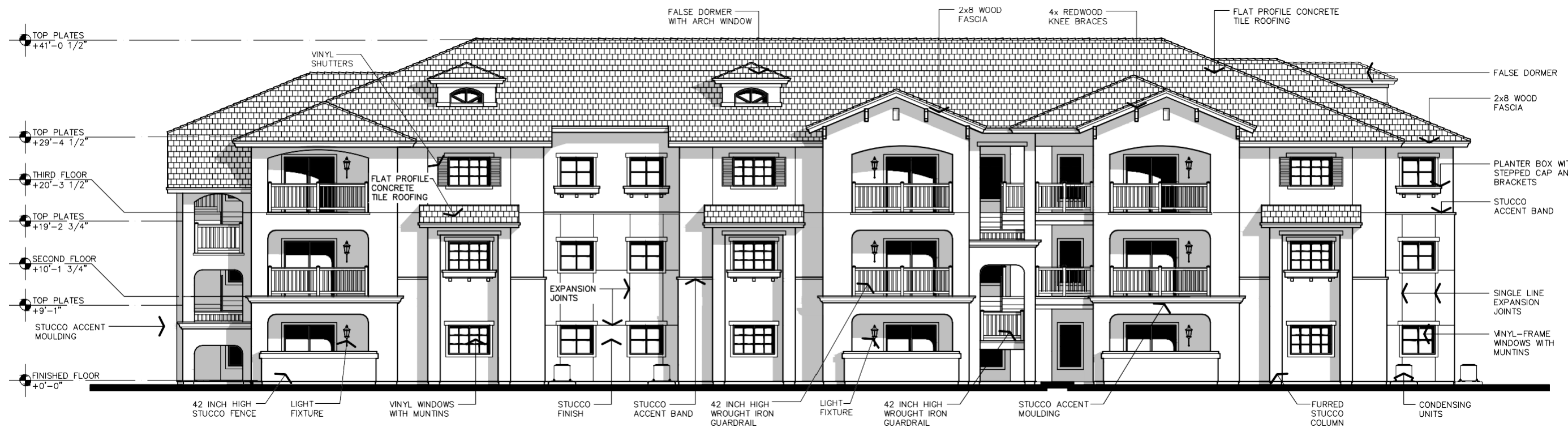
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Of Sheets

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BUILDING 'C' - FRONT



BUILDING 'C' - REAR

EXTERIOR
ELEVATIONS

T H E
VINCENT
COMPANY

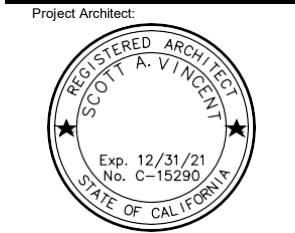
ARCHITECTS, INC.

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Fresno, California 93711

Phone: 559.225.2602

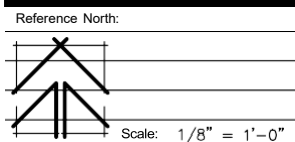
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PROPOSED APARTMENT COMPLEX FOR:
**TIERRA VISTA
APARTMENTS**
N.E.C. EAST GARY LANE & EMILY WAY
MADERA, CALIFORNIA



Issuances:	Date:
☐ DESIGN REVIEW	
☐ PLAN CHECK	
☐ BACK CHECK	
☐ PERMITS	
☐ CONSTRUCTION	
☐ AS BUILT	

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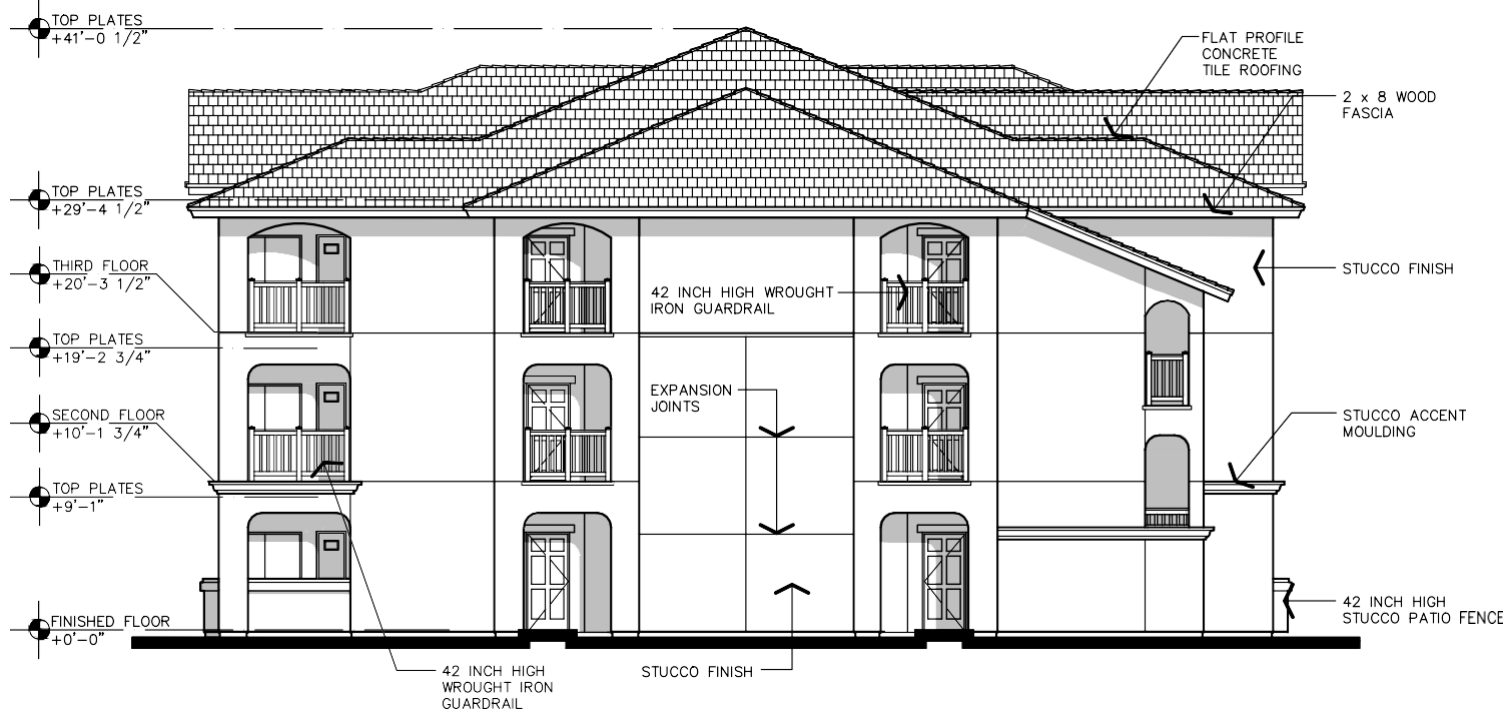


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MADERA, CALIFORNIA
Project Number: 191122
Plot Date: 02.08.21
Sheet Number:

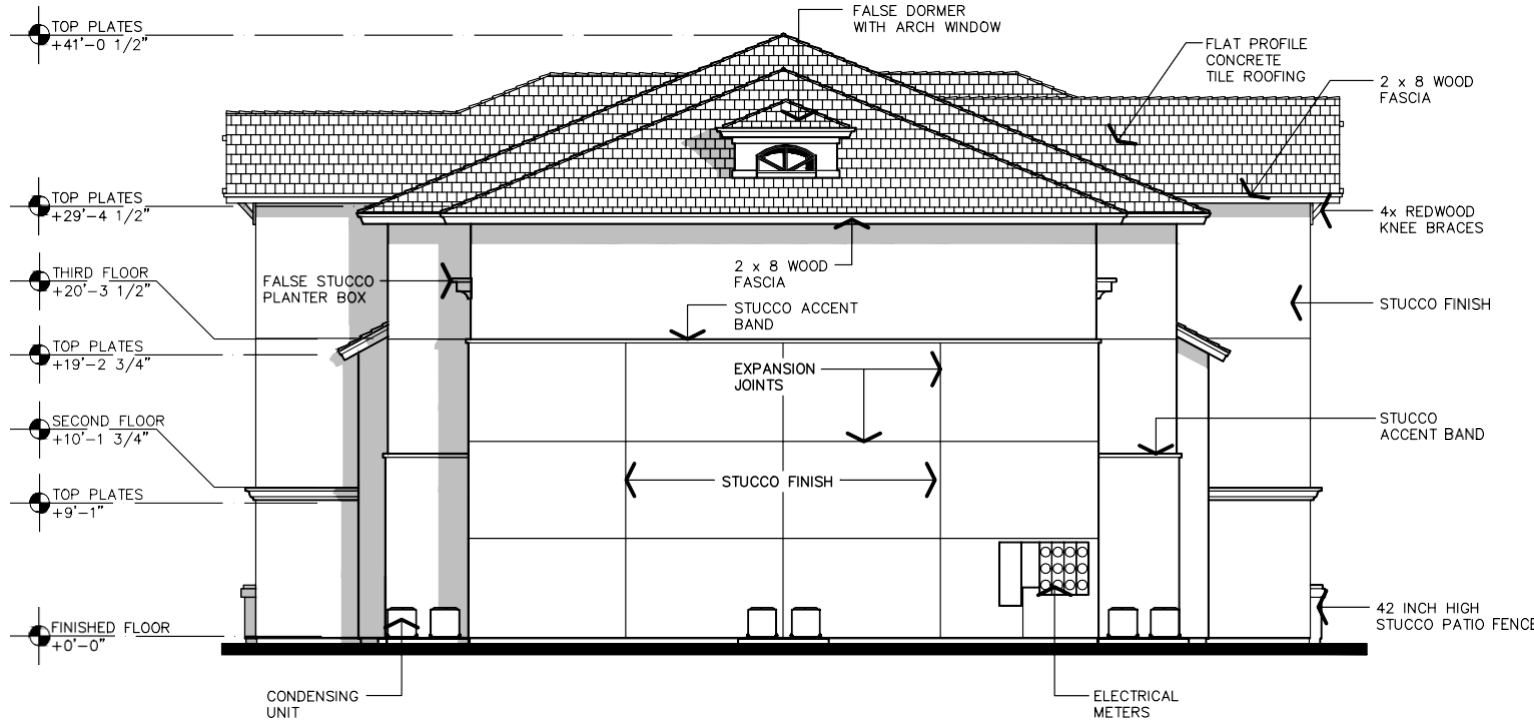
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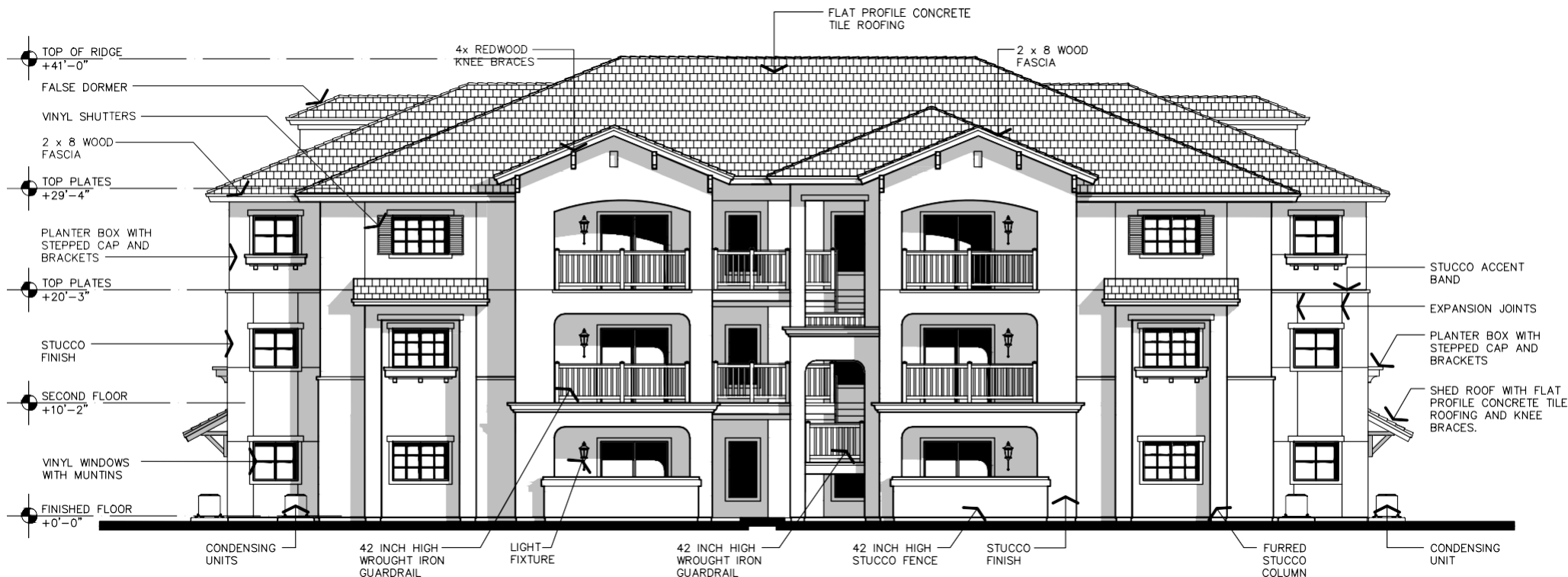
1/8" = 1'-0"



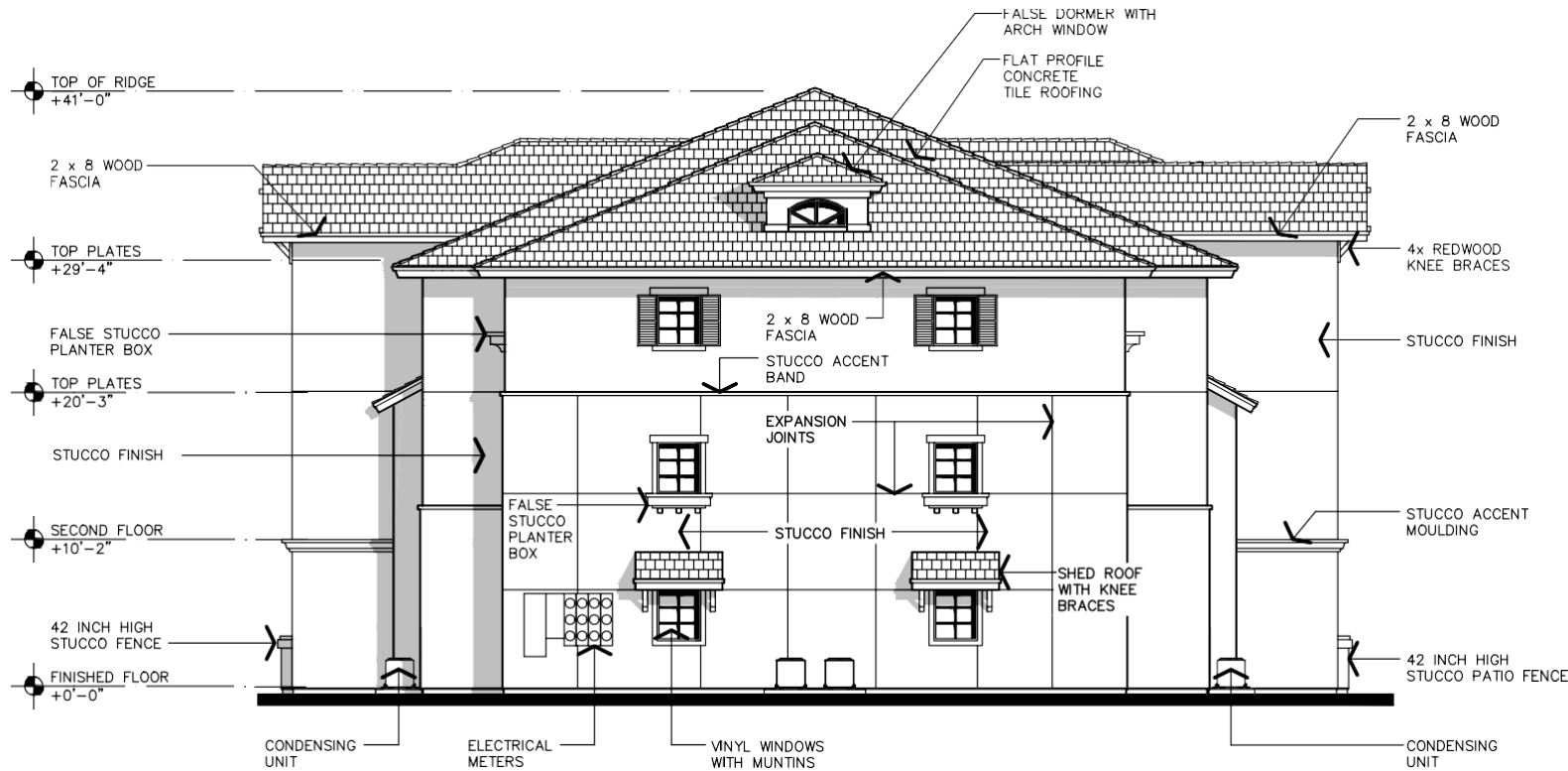
BUILDING 'C' - LEFT



BUILDING 'C' - RIGHT



BUILDING 'D' - FRONT / REAR



BUILDING 'D' - END

EXTERIOR
ELEVATIONS

1/8" = 1'-0"

THE
VINCENT
COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

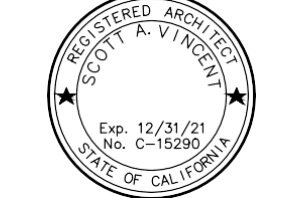
Phone: 559.225.2602

Revisions Date

△	
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PROPOSED APARTMENT COMPLEX FOR:
TIERRA VISTA
APARTMENTS
N.E.C. EAST GARY LANE & EMILY WAY
MADERA, CALIFORNIA

Project Architect:

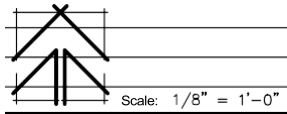


Issuances: Date:

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Reference North:



Project Name: TIERRA VISTA

MADERA, CALIFORNIA

Project Number: 191122

Plot Date: 02.08.21

Sheet Number

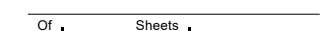
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Of . Sheets .

PROPOSED APARTMENT COMPLEX FOR:

**TIERRA VISTA
APARTMENTS**

N.E.C. EAST GARY LANE & EMILY WAY
MADERA, CALIFORNIA



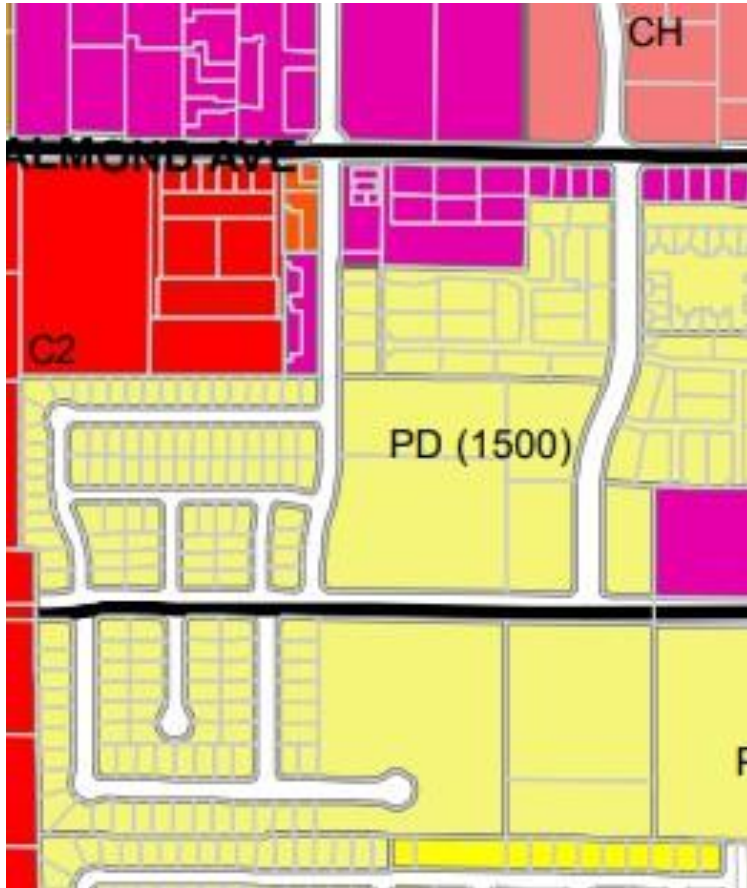
EXTERIOR ELEVATIONS

$$1/8" = 1'-0"$$

ATTACHMENT 5

Zone District Map & General Plan Land Use

Zone District Map



Zone Districts

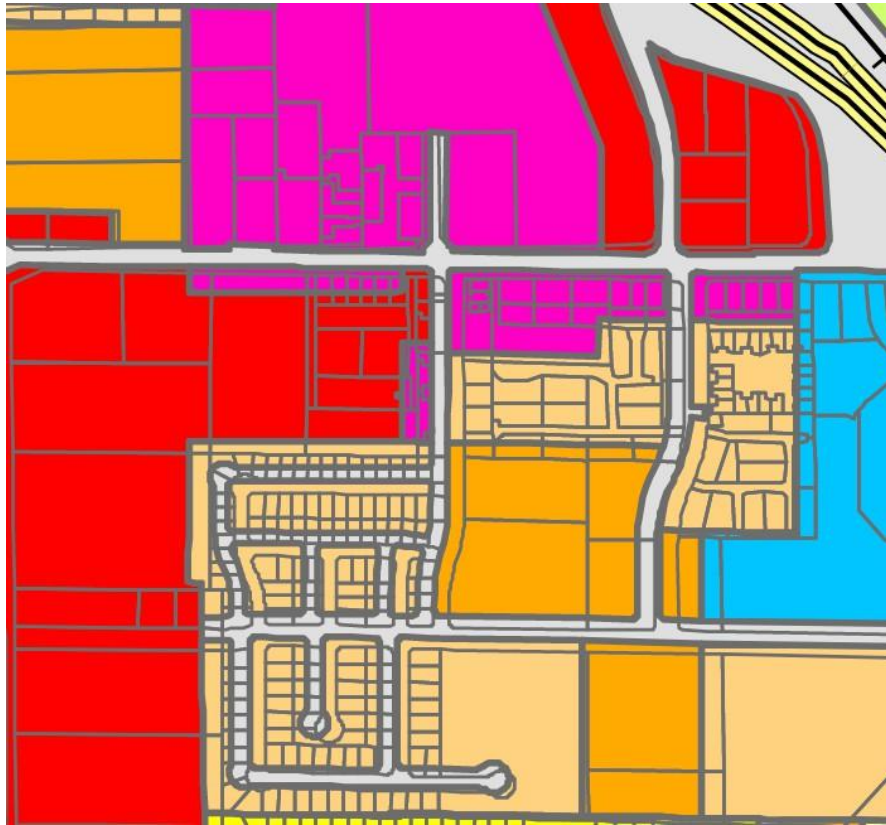
Residential Districts

-  RA - (One unit per each 12,000 square feet)
-  R1 - (One unit per each 6,000 square feet)
-  R2 - (One unit per each 3,000 square feet)
-  R3 - (One unit per each 1,800 square feet)
-  PD (12000) - Planned Development
(One unit for each 12,000 sq. ft. of site area)
-  PD (8000) - Planned Development
(One unit for each 8,000 sq. ft. of site area)
-  PD (6000) - Planned Development
(One unit for each 6,000 sq. ft. of site area)
-  PD (4500) - Planned Development
(One unit for each 4,500 sq. ft. of site area)
-  PD (3000) - Planned Development
(One unit for each 3,000 sq. ft. of site area)
-  PD (2000) - Planned Development
(One unit for each 2,000 sq. ft. of site area)
-  PD (1500) - Planned Development
(One unit for each 1,500 sq. ft. of site area)

Commercial Districts

-  C1 - Light Commercial
-  C2 - Heavy Commercial
-  CH - Highway Commercial
-  CN - Neighborhood Commercial
-  CR - Restricted Commercial
-  PO - Professional Office

General Plan Land Use Map



General Plan Land Use Designations

- C - Commercial
- O - Office
- I - Industrial

- VLD - Very Low Density Residential
- LD - Low Density Residential
- MD - Medium Density Residential
- HD - High Density Residential

- NMU - Neighborhood Mixed Use
- VMU - Village Mixed Use
- VR - Village Reserve

- OS - Open Space
- RC - Resource Conservation/Agriculture
- P&SP - Other Public and Semi-Public Uses

ATTACHMENT 6

Planning Commission Resolution

Including:

Exhibit A: Conditions of Approval

RESOLUTION NO. 2060

RESOLUTION OF THE PLANNING COMMISSION ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL DEVELOPMENT) APPROVING PRECISE PLAN 2026-03 and SITE PLAN REVIEW 2026-08 (TIERRA VISTA APARTMENTS)

WHEREAS, Pestorich Holdings, LLC/Tierra Vista, LLC (“Owner”) owns APN 012-253-001 in Madera, California (“site”); and

WHEREAS, the 4.38-acre site is vacant and is planned High Density Residential and zoned PD-1500 (Planned development, one unit for each 1,500 sq. ft. of site area) for residential land uses; and

WHEREAS, the Owner is seeking a precise plan and site plan review to allow for development of a 102-unit apartment complex on the 4.38-acre vacant lot. The development will include one- and two-bedroom apartments, a community center, management office, and park area. The one- and two-bedroom apartment buildings will be three-stories and the management office will be a one-story building. The development will deviate from the parking requirements from 215 required parking spaces to 196 parking spaces, as proposed by PPL 2026-03 and SPR 2026-08; and

WHEREAS, the City performed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemption set forth in section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines as the project is characterized as in-fill development; and

WHEREAS, under the City’s Municipal Code, the Planning Commission is authorized to review and approve precise plans and site plan reviews on behalf of the City; and

WHEREAS, the City provided notice of the Planning Commission hearing as required by law; and

WHEREAS, the Planning Commission received and reviewed PPL 2026-03 and SPR 2026-08 at a duly noticed meeting on September 08, 2026; and

WHEREAS, at the September 08, 2026, Planning Commission hearing, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Planning Commission; and

WHEREAS, the Planning Commission now desires to approve PPL 2026-03 and SPR 2026-08 with conditions.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.
2. CEQA: A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The

Planning Commission finds and determines that the project falls within the Class 32 Categorical Exemption set forth in CEQA Guidelines Section 15332 as the project is characterized as in-fill development and meets the required conditions described in said Section. Furthermore, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines section 15300.2 apply to this project. As such, the Planning Commission adopts a finding of a Categorical Exemption under CEQA Guidelines section 15332 (In-Fill Development Projects) for this project.

3. Findings for PPL 2026-03: The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the approval of PPL 2026-03, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Sections 10-3.4 and Sections 10-3.1001 through 10-3.1004. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

a. *The proposal is consistent with the General Plan and Zoning Ordinance.*

The property is zoned PD-1500 (*Planned Development, one unit for each 1,500 sq. ft. of site area*), which is consistent with the existing General Plan land use designation of HDR (High Density Residential). The project proposes a deviation in the setback standard for fencing and a reduction in the required spaces of 215 to 196, as allowed under the provisions of the PPL. Parking is adequate for the site and the reduction is consistent with the Zoning Ordinance under the PPL provisions. PPL 2026-03 are consistent with the purpose and intent of the PD-1500 zone district and does not conflict with City standards or other provisions of the Code.

b. *The proposal is consistent with any applicable specific plans.*

The project site is not subject to any specific plans.

c. *The proposed project includes facilities and improvements; vehicular and pedestrian ingress, egress, and internal circulation; and location of structures, services, walls, landscaping, and drainage that are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, there will be no adverse effects on surrounding property, light is deflected away from adjoining properties and public streets, and environmental impacts are reduced to acceptable levels.*

PPL 2026-03 have been reviewed and are consistent with surrounding uses and with all applicable requirements for development in the PD-1500 zone district, including provisions for access to and from the site, parking and loading facilities, drainage, and lighting. Although the project proposes a reduction in the required parking spaces, the reduced parking spaces are adequate for the number of units proposed and would not have an adverse effect on surrounding properties.

- d. *The proposed project is consistent with established legislative policies relating to traffic safety, street dedications, street improvements, and environmental quality.*

PPL 2026-03 will be required to install street improvements in accordance with City standards. Related infrastructure improvements will also be required for storm drainage in conformance with City standards. The project site has access to E. Gary Lane and Emily Way, which can accommodate traffic generated from the proposed project. Based on the environmental analysis prepared, the project will not have a significant impact on traffic or the environment.

4. Findings for SPR 2026-08: The Commission finds and determines that there is substantial evidence in the administrative record to support the approval of Site Plan Review No. 2026-08, as conditioned. With conditions, the project is consistent with the requirements of the Municipal Code, including Section 10-3.4.0106. The Planning Commission further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

- a. *The proposal is consistent with the General Plan and Zoning Ordinance.*

SPR 2026-08 has been reviewed to meet parking, landscaping, and density requirements. The site is zoned Planned Development (PD-1,500) and has a land use designation of High Density (HD). The project meets the density unit requirements for the High-Density land use designation.

- b. *The proposed use will be compatible with the surrounding properties.*

The project is located within surrounding residential units. Other residential uses are located on the north, south, and west of the project site.

- c. *The establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.*

The proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons or property in the surrounding area. Staff has reviewed and conditioned the project to ensure that the project is compatible with its surrounding area and that all proposed development was to be properly developed under state and local code.

5. Approval of PPL 2026-03 and SPR 2026-08: Given that all findings can be made, the Planning Commission hereby approves PPL 2026-03 and SPR 2026-08 as conditioned as set forth in the Conditions of Approval attached as Exhibit "A."

6. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 8th day of September 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Robert Gran Jr.
Planning Commission Chairperson

Attest:

David Brletic
Planning Manager

Exhibit "A" – Conditions of Approval for PPL 2026-03 and SPR 2026-08

EXHIBIT "A"
PPL 2026-03 AND SPR 2026-08
TIERRA VISTA APARTMENTS
CONDITIONS OF APPROVAL
September 08, 2026

Notice to Applicant

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through site plan review, and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Approval of this permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this permit, the zoning ordinance, and all City standards and specifications. This permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval for PPL 2026-03 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within fifteen (15) days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

These conditions are applicable to any person or entity making use of this permit, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this permit.

GENERAL CONDITIONS

1. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specifically noted in the conditions or mandated by statutes.
2. The applicant shall submit to the City of Madera Planning Department a check in the amount necessary to file a Notice of Exemption at the Madera County Clerk. This amount shall equal the Madera County filing fee in effect at the time of filing. Such check shall be made payable to the Madera County Clerk and submitted no later than three (3) days following action on PPL 2026-03.
3. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the applicant's signature on the Acknowledgement and Acceptance of Conditions of Approval.
4. PPL 2026-03 will expire twelve (12) months from the effective date, unless a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan or the required action is taken to extend the approval before expiration date.
5. It shall be the responsibility of the property owner, operator, and/or management to ensure that any required permits, inspections, and approvals from any regulatory agency be obtained from the applicable agency prior to issuance of a building permit and/or the issuance of a certificate of completion, as determined appropriate by the City of Madera Planning Department.
6. Prior to issuance of building permits or any future division of the property, the applicant at their sole expense shall cause the property to be annexed into the City-wide Community Facilities District No. 2005-01, and shall pay all applicable fees.
7. Development of the project shall conform to the plans designated by the City as Exhibits as presented in the Attachments, subject to the conditions noted herein.

8. All construction shall cease, and the Planning Manager and City Engineer shall be notified immediately if any prehistoric, archaeological, or fossil artifact or resource is uncovered during construction. All construction shall immediately stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained, at the applicant's and/or successors-in-interest's expense, to evaluate the find(s) and recommend appropriate action according to Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. If avoidance is infeasible, other appropriate measures would be instituted. Work may proceed on other parts of the project subject to direction of the archaeologist while assessment of historic resources or unique archaeological resources is being carried out.
9. All construction shall cease if any human remains are uncovered, and the Planning Manager, City Engineer and County of Madera Coroner shall be notified in accordance to Section 7050.5 of the California Health and Safety Code. If human remains are determined to be those of a Native American or has reason to believe that they are those of a Native American, the Native American Heritage Commission shall be contacted, and the procedures outlined in CEQA Section 15064.5(e) shall be followed.
10. Approval of this project is for the benefit of the applicant. The submittal of applications by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Madera and its agents, officers, consultants, independent contractors, and employees ("City") from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys' fees, and damages arising therefrom (collectively "claim").

The City shall promptly notify the applicant of any claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

PLANNING DEPARTMENT

General Conditions

11. The project site shall be developed in conformance with the site plan as reviewed and approved under PPL 2026-03. Minor modifications to the site plan, which are necessary to meet regulatory, engineering, or similar constraints or requirements may be made at the discretion of the Planning Manager without an amendment to PPL 2026-03. However, should the Planning Manager determine that modifications are substantive, he/she may require that an amendment to PPL 2026-03 be filed for review and approval through the applicable City process.
12. All on-site improvements shall be completed prior to final building inspection and shall be completed in conformance with PPL 2026-03 to the satisfaction of the City of Madera prior to issuance of a certificate of completion.
13. The project site shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by staff to be in violation of the conditions, the property owner, operator, and/or manager may be subject to corrective action.
14. Vandalism and graffiti shall be corrected in accordance with the provisions of the Madera Municipal Code.
15. The property owner, operator, and/or manager shall operate the site in a manner that does not generate noise, odor, blight, or vibration that adversely affects adjacent properties.
16. The property owner, operator, and/or manager shall keep the property clear of all trash, rubbish, and debris at all times.

Parking Requirements

17. As approved under PPL 2026-03, a minimum of 190 total parking spaces, 103 of which are covered, shall be required. The required number of ADA compliant parking spaces shall be provided in accordance with the Building Code.
18. Off-street parking areas shall be paved and maintained so as to eliminate dust or mud and shall be so graded and drained as to dispose of all surface water. In no case shall such drainage be allowed to cross sidewalks, unless approved by the City Engineer.
19. Each off-street parking space shall have a width of not less than 9 feet and a length of not less than 19 feet except that up to 25% of the required parking spaces may be designated for compact car use pursuant to city ordinance standards.
20. Parking spaces shall be easily accessible by standard-size automobiles, shall be so designed as to be accessible from a public street or alley, and shall be located so that sufficient area is available for maneuvering purposes.
21. Plans of the proposed parking area shall be submitted to the Building Department at the time of an application for a building permit for any building to which the parking area is accessory. The plans shall clearly indicate the proposed development, including the location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances of the proposed parking lot.

Fencing

22. All fences shall be properly maintained so as not to create a hazard, public nuisance or blight in the surrounding neighborhood.
23. Fencing materials shall conform to those listed on the site plan.
24. The 6 foot fencing along Gary Lane and Emily Way shall be setback 10 feet from the property line, as depicted on the site plan.

Landscaping

25. A landscape and irrigation plan shall be prepared by a licensed Landscape Architect and submitted as part of the submittals for a building permit. Landscape and irrigation plans shall be approved by the Planning Department prior to issuance of building permits. The plans shall:
 - a) Demonstrate compliance with the State of California's Model Water Efficient Landscape Ordinance (MWELO);
 - b) Provide permanent automatic irrigation systems for all landscaped areas;
 - c) Provide vegetative matter coverage of a minimum of 75 percent of all landscaped areas;
 - d) Locate landscape material in such a way that it does not interfere with utilities above or below ground; and
 - e) Provide detailed planting lists for all landscaping, with the number, size, spacing (where applicable) and species of all plant life and groundcover, as well as soil preparation techniques for all landscaped areas.
26. The property owner, operator, and/or manager shall develop and submit to the Planning Department for review and approval, prior to issuance of a building permit, a landscape maintenance and irrigation program for the first three years to ensure that streetscapes and landscaped areas are installed and maintained as approved under PPL 2026-03.
27. The property owner shall maintain all landscaping in a healthy and well-manicured appearance. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, and replacing dead or unhealthy vegetation with drought-tolerant plantings.
28. A maintenance agreement is required for all landscaping located within the public right-of-way. Such agreement shall be entered into prior to issuance of a certificate of completion.

Signage

29. All signage shall be in compliance with the Sign Ordinance of the Madera Municipal Code Section 10-6. All permanent signage, with the exception of required signs in accordance with City standards for Gary Lane or Emily Way, is required to have an approved Sign Permit issued by the Planning Department per Madera Municipal Code Section 10-6.

ENGINEERING

General Conditions

30. Deferrals are not permitted for any condition included herein, unless otherwise stated.
31. Nuisance onsite lighting shall be redirected as requested by City Engineer within 48 hours of notification.
32. Development impact fees shall be paid at time of building permit issuance.
33. Developer shall pay all required fees for completion of project. Fees due may include but shall not be limited to the following: plan review, easement acceptance, encroachment permit processing and improvement inspection fees.
34. Improvement plans sealed by an engineer shall be submitted to the Engineering Division according to the Engineering Plan Review Submittal Sheet and Civil Plan Submittal Checklist.
35. The improvement plans for the project shall include the most recent version of the City's General Notes.
36. Prior to the construction of improvements within the City right-of-way, an Encroachment Permit will be required from the Engineering Division.
37. All off-site improvements shall be completed prior to issuance of final occupancy.
38. The developer shall coordinate with the United States Post Office relative to the proposed location of the postal boxes for the project.

Water

39. New or existing water service connection(s), including landscape areas, shall be upgraded or constructed to current City standards including Automatic Meter Reading (AMR) water meter installed within City right-of-way and backflow prevention device installed within private property. Each parcel shall have a separate domestic water service.
40. A separate water meter and backflow prevention device will be required for landscaped areas.
41. The water system shall be designed for the apartment complex to meet the required fire flow for this type of development and shall be approved by the fire department and shall be operational prior to any framing construction on-site. Fire flows shall be determined by Uniform Fire Code appendix III-A.
42. Existing water service connections that will not be used for the project shall be abandoned at the mains per City of Madera standards.
43. The developer shall reimburse its fair share cost to the city for the previously constructed water main along the entire Emily Way and Gary Lane project frontages.
44. Existing wells, if any, shall be abandoned as directed and permitted by City of Madera for compliance with State standards, prior to issuance of building permits or any activities in which the well to be abandoned may be further damaged resulting in potential contamination to the aquifer below.
45. The developer shall install fire hydrants along Emily Way and Gary Lane in accordance with current City standards. Fire hydrant locations shall be approved by the Fire Marshal.

Sewer

46. New or existing sewer service connection(s) shall be constructed or upgraded to current City standards. Each parcel shall have a separate sewer service.
47. Existing sewer service connections that will not be used for the project shall be abandoned at the mains per current City of Madera standards.
48. Sewer main connections 6" and larger in diameter shall require manhole installation.
49. The developer shall reimburse its fair share cost to the City for the previously constructed sewer main along the entire Emily Way and Gary Lane project frontages.
50. Existing septic tanks, if found, shall be removed pursuant to issuance of a permit and inspection by the City of Madera Building Department.

Storm Drain

51. Support calculations shall be provided that prove the existing storm drain facilities in Emily Way and Gary Lane are capable of intercepting runoff in accordance with the provisions of the Storm Drainage System Master Plan. A detailed drainage study shall be provided to support the chosen path of conveyance and design of any necessary conveyance facilities required to provide appropriate drainage along adjacent street frontages.
52. Storm runoff from this project site is planned to go to Abshire Basin located south of this project. Runoff volume calculations shall be provided, and the Developer shall excavate the basin to an amount equivalent to this project's impact on the basin.
53. This project shall comply with the design criteria as listed on the National Pollutant Elimination Systems (NPDES) General Permit for Storm Water Discharges from Small Municipal Separate Storm Sewer System (MS4's) as mandated by Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS000004. For the purpose of this proposed development, post development runoff shall match or be less than pre-development runoff. The development shall submit to future inspections by City or other designated agencies relative to the improvements installed as a result of this condition to ensure they remain in compliance with the conditions imposed under this condition.

Streets

54. The east half of Emily Way along the entire project parcel frontage shall be improved to a 60-foot residential street per City of Madera standards. The fronting half of the street shall include but not be limited to curb and gutter, sidewalk, park strip landscaping and irrigation, streetlights, signage, and fire hydrants.
55. The north half of Gary Lane along the entire project frontage shall be improved to an 80-foot collector street per City of Madera standards. The fronting half of the street shall include but not be limited to curb and gutter, sidewalk, park strip landscaping and irrigation, streetlights, signage, and fire hydrants.
56. The developer shall reimburse its fair share cost to the City for the previously constructed road improvements on Emily Way in compliance with the associated subdivision agreement.

57. The developer shall install a curb ramp on the northeast corner of Emily Way and Gary Lane in accordance with City and ADA standards.
58. For any proposed driveway location, the potential for driveway conflicts must be addressed. Driveways/roadways on opposite sides of the street shall be aligned, or separated a minimum of 100 feet (edge to edge). Driveways/roadways on the same side of the street shall be separated a minimum of 100 feet or a distance equivalent to the left turn storage required for both driveways. All drive approaches shall be constructed to current City standards.
59. The driveway approach shall have a minimum throat length of 30 feet from face of curb. The throat length shall be justified based on anticipated operation of the complex and the ability to ensure vehicle queues do not extend into the public right-of-way.
60. The developer shall determine the peak hour trips generated by the project. A traffic impact study shall be required if the project generates over 100 peak hour trips.
61. "No Parking" signs shall be installed along the Gary Lane project parcel frontage per City Standards.
62. The developer shall dedicate a Public Utility Easement 10-feet wide along the entire project parcel frontage on Emily Way and Gary Lane. A \$466 fee or the fee in effect at that time for grant easement or deed acceptance shall be paid with the Engineering Department.
63. The developer shall annex into and execute such required documents that may be required to participate in Landscape Maintenance District Zone 40 for the purposes of participating in the cost of maintaining landscape improvements within said zone.
64. All existing and proposed public utilities (electric, telephone, cable, etc.) shall be undergrounded, except transformers, which may be mounted on pads. Public utility easements shall be dedicated outside and adjacent to all streets rights-of-way. All public utilities within the project property and adjacent to the project property frontage on peripheral streets (on the development side of the street centerline) shall be placed underground except those facilities exempted by the Public Utilities Commission Regulations or operating at 70,000 volts or greater.

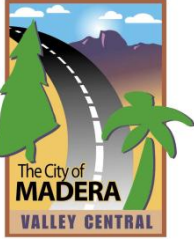
BUILDING DEPARTMENT

65. A building permit is required for all construction on the site.

FIRE DEPARTMENT

66. All buildings shall be equipped with fire sprinklers. Fire Department Connections shall be placed at fire lanes and near fire hydrants. FDC's shall be labeled to indicate which building they serve.
67. Fire access gates shall be a minimum of 16 feet wide where the approach is direct and 22 feet wide where a turning movement is required. Fire access shall comply with CFC Appendix D.
68. All fire lanes shall be properly posted.
69. On site fire hydrants shall be provide in accordance with CFC Appendices B & C.

70. A Knox box will be provided for access. Powered gates shall provide a Knox override switch.
71. Building setbacks, and exterior wall protection shall comply with the CBC.
72. 2A10BC rated fire extinguishers shall be provided for each building in accordance with the CFC.



REPORT TO THE PLANNING COMMISSION

Prepared by:

David Brletic, Planning Manager

Meeting of: September 8, 2026

Agenda Item: 2

SUBJECT:

Ordinance Text Amendment (OTA) 2026-04, Amendment to Permitted Color Palettes for new development in Commercial Zone Districts to include fences and vertical elements, including flagpoles, ancillary buildings, trash enclosures, etc.

RECOMMENDATION:

Adopt resolution recommending City Council approve Ordinance Text Amendment 2026-04, approving an amendment to Exterior Paint Color and Exterior Trim Paint Color in Commercial Districts to include fences and vertical elements, including flagpoles, ancillary buildings, trash enclosures, etc.

SUMMARY:

In accordance with the provisions of Sections 10-3.1507 and 10-3.1508 of the City Municipal Code (CMC) an amendment to the Zoning Regulations requires a public hearing be held before the Planning Commission and for the Planning Commission to provide a recommendation to the City Council on the proposed amendment.

Pursuant to Section 10-3.1502 of the City Municipal Code, an amendment to the Zoning Regulations may be initiated by the Director and referred to the Planning Commission for public hearing and recommendations to the Council.

The Director is initiating an ordinance text amendment to Exterior Paint Color and Exterior Trim Paint Color in Commercial Districts to include fences and vertical elements, including flagpoles, ancillary buildings, trash enclosures, etc.

BACKGROUND:

On May 20, 2026, the City Council adopted Resolution No. 26-84 and Ordinance No. 1021, approving Commercial Building Color Palette and Application process. The regulations became effective 30 days following adoption.

Since adoption, concern of paint color on fencing has been brought to the attention of staff. The ordinance, as adopted, does not address fences and vertical elements, including flagpoles, ancillary buildings, trash enclosures, etc.

In accordance with the provisions of Sections 10-3.1507 and 10-3.1508 of the City Municipal Code (CMC), staff prepared proposed amendments to the Zoning Regulations in the form of a draft ordinance. This draft is being presented before this public hearing for review by the Planning Commission and recommendation to the City Council. Following Planning Commission's review and recommendation, Resolution No. 2061 if adopted, will be forwarded to the City Council at a noticed public hearing to consider the draft ordinance for adoption to amend the Zoning Regulations accordingly.

ENVIRONMENTAL REVIEW:

In accordance with the provisions of the California Environmental Quality Act (CEQA), a preliminary environmental assessment determined the project to be exempt pursuant to Section 15061(b)(3) (Common Sense Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

ALTERNATIVES:

The Commission may choose to:

1. Recommended addition or modification to the proposed draft text amendment to the Zoning Ordinance.
2. Recommendation not to change the Zoning Ordinance.
3. Provide staff with other alternative directives.

ATTACHMENTS:

1. Resolution No. 2061.
2. Draft Ordinance.

ATTACHMENT 1

Resolution of the Planning Commission
of the City of Madera

Including:

“Exhibit A” - Draft Ordinance

RESOLUTION NO. 2061

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA RECOMMENDING THE CITY COUNCIL OF THE CITY OF MADERA ADOPT AN ORDINANCE AMENDING TITLE X OF CHAPTER 3: PLANNING AND ZONING OF THE CITY MUNICIPAL CODE (CMC) REGARDING COMMERCIAL ZONE EXTERIOR PAINT COLOR (CMC § 10-3.4.415.1)

WHEREAS, pursuant to the authority granted to the City of Madera ("City") by Article XI, Section 7 of the California Constitution, the City has the police power to adopt regulations designed to promote public health, public morals, or public safety; and

WHEREAS, comprehensive zoning regulations and regulations upon the use of land and property within the City lie within the City's police power; and

WHEREAS, Section 10-3.1500 et seq. of the CMC contain provisions for amending or changing the Zoning Regulations contained in Title X, Chapter 3 of the CMC whenever the public necessity, convenience, general welfare, or good zoning practices require; and

WHEREAS, Section 10-3.415.1, is currently reserved; and

WHEREAS, pursuant to Section 10-3.1502 of the City Municipal Code, an amendment to the Zoning Regulations contained in Title X, Chapter 3 of the City Municipal Code, may be initiated by the Council by the Director and referred to the Planning Commission for public hearing and recommendations to the Council; and

WHEREAS, the City has determined that the project is exempt under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3) and that no additional environmental analysis is required; and

WHEREAS, under the CMC, the Planning Commission (Commission) is a recommending body for Ordinance Text Amendments and will forward a recommendation to the Madera City Council (Council) on OTA 2026-04; and

WHEREAS, the City provided notice of the Commission meeting on September , 2026, as required by law; and

WHEREAS, the Commission received and independently reviewed OTA 2026-04 at the duly noticed meeting on September 8, 2026; and

WHEREAS, at the September 8, 2026, Commission meeting, a public hearing was held, the public was provided with an opportunity to comment, and evidence, both written and oral, was considered by the Commission; and

WHEREAS, the Commission has independently completed its review of the staff report and documents submitted for OTA 2026-04, evaluated the information contained within the report and documents submitted, and considered testimony received as part of the public hearing process; and

WHEREAS, after due consideration of the items before it, the Commission now desires to adopt this Resolution recommending that the Council determine the project to be exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines and adopt an ordinance approving OTA 2026-01.

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.
2. CEQA: A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Planning Commission recommends the City Council determine the project is exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines. The activity is covered by the "Common Sense" exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Here, OTA 2026-01 does not authorize any particular activity beyond what will already been evaluated for purposes of CEQA and proposes amendments to local ordinance only for the purpose of implementing local policy. Any proposed future development or requests for discretionary extensions would be subject to CEQA analysis as mandated for project discretionary approvals. No further environmental analysis is required.
3. Recommendation: The Commission hereby recommends that the Council approve OTA 2026-04, amending the sections of Title X of Chapter 3 of the CMC enumerated herein and in substantially the form contained in Exhibit "A" attached hereto with addition of text as shown.

The following sections have been proposed for amendment:

- Reserved (CMC § 10-3.4.415.1);
4. Effective Date: This resolution is effective immediately.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 8th day of September 2026, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Robert Gran Jr.
Planning Commission Chairperson

Attest:

David Brletic
Planning Manager

Exhibit "A" – OTA 2026-04 Draft Ordinance

EXHIBIT A
OTA 2026-04
DRAFT TEXT
ADDITION IN BOLD AND UNDERLINED

10-3.415.1 EXTERIOR COLOR COMMERCIAL ZONE DISTRICTS

This section sets standards for approval of exterior paint color and exterior trim paint color for new structures **fences and vertical elements, including flagpoles, ancillary buildings, trash enclosures, etc.,** within Commercial Zones and approval of exterior paint color and exterior trim paint color for repainting of existing structures within Commercial Zones.

(A) *Color selection.*

- (1) Exterior façade colors of structures developed within commercial zones shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity or fluorescent colors is prohibited. The recommended color palette as adopted by the city council is maintained at the planning department.
- (2) Trim and accent areas up to a maximum of ten percent of the building façade may feature brighter, more intense colors, including primary colors.
- (3) The transition between base and accent colors shall relate to changes in building materials or the change of building surface planes. Colors should not meet or change without some physical change or definition to the surface plane.

(B) *Approval required.* Except as specifically provided in this article, no person shall paint the exterior of any commercially zoned building owned by him or under his control within the city, without having first obtained an approval from the planning department regarding the color selected.

(C) *Application.* An application for an exterior paint permit shall provide the following information:

- (1) The name, address and telephone number of the applicant.
- (2) The address of the subject property.
- (3) Samples of colors that are to be used, indicating the manufacturer, the name of the color and serial number.

(D) *Fee.* There shall be no fee required for the exterior paint permit.

(E) *Compliance.* The provisions of this section shall apply to all new construction and repainting proposed after the adopted ordinance.