

**MADERA COUNTY PLANNING COMMISSION
AGENDA**

ALL PERSONS REQUESTING DISABILITY- RELATED MODIFICATION OR ACCOMMODATION, INCLUDING AUXILIARY AIDS OR SERVICES MAY CONTACT THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT – PLANNING DIVISION AT (559) 675-7821, 72 HOURS PRIOR TO THE PUBLIC MEETING.

REGULAR MEETING

TIME: 6:00 p.m., Tuesday, February 6, 2018

PLACE: Madera County Government Center, 3rd Floor Hearing Room, 200 West Fourth Street, Madera, California

Chairman - Vacant
Vice Chairman John Reed Commissioner Pete Nijjar
Commissioner Luis Ceja Commissioner Thomas Hurst

All persons wishing to give testimony on quasi judicial items (noted with an *) must sign an oath as supplied by the Planning Commission Secretary.

CALL TO ORDER

INVOCATION
PLEDGE OF ALLEGIANCE
INTRODUCTION OF COUNTY STAFF
PLANNING COMMISSION MEETING PROCEDURES
RULES FOR PRESENTING TESTIMONY
ADMINISTER OATH FOR QUASI JUDICIAL ITEMS

TURN OFF ALL CELL PHONES

BUSINESS

Supporting documents relating to the items on this agenda that are not listed as “Closed Session” are available through the Madera County Planning Division website at <http://madera-county.com/index.php/planning-home>. The documents are also available at the Community and Economic Development Department - Planning Division, 200 West Fourth Street, Madera, CA 93637. Please note that supporting documents may be submitted after the posting of the agenda; please visit the website or the Planning Division for updates.

ELECTION OF NEW OFFICERS

Selection of the 2017/18 Chairman and Vice-Chairman.

REQUEST FOR COMMENTS FROM THE AUDIENCE

This portion of the meeting is set aside for members of the public to comment on any item within the jurisdiction of the Commission, but not appearing on the agenda. Items presented under public comment may not be discussed or acted upon by the Commission at this time. For items appearing on the agenda, the public is invited to comment at the time the item is called for consideration by the Commission. Any person addressing the Commission under public comment will be limited to a 3 minute presentation to insure that all interested parties have an opportunity to speak. Also, all persons addressing the Commission must state their name and County of residence for the record.

ALL MATTERS LISTED UNDER CONSENT CALENDAR ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION.

CONSENT CALENDAR

Approval of the agenda.

Approval of the minutes of December 5th, 2017.

PUBLIC HEARINGS:

***1. GARY A. ROGERS – CONDITIONAL USE PERMIT (CUP #2017-029), – MADERA (DISTRICT 5) LEAD PLANNER: EMILY LANE**

Gary A. Rogers is requesting a Conditional Use Permit (CUP #2017-029) to allow proposed staff housing for the existing Camp Sugar Pine. The property is owned by Sugar Pine Christian Camps and is located on the north side of Mill Canyon Road, approximately 1.02 mile north of Road 630 (48478 Mill Canyon Road), Oakhurst. The property is zoned RMS (Residential, Mountain, Single Family) and POS (Public Open Space) Districts. A draft Mitigated Negative Declaration (MND #2017-37) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 114.37 Acres. APN: 057-031-016.

***2. BOB SHOCKLEY – CONDITIONAL USE PERMIT (CUP #2017-028) – MADERA (DISTRICT 1) LEAD PLANNER: BECKY BEAVERS**

Bob Shockley is requesting a Conditional Use Permit (CUP #2017-028) to allow a gas station/mini mart. The property is owned by Vernon Wayne Stoeckel and is located on the north side of Avenue 12 at its intersection with Kensington Drive (no address available), Madera. The property is zoned CRM/MHA (Commercial, Rural, Median/Manufactured Housing Architectural Review Overlaid) District. A draft Mitigated Negative Declaration (MND #2017-38) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 0.98 acre. APN: 049-216-019.

***3. EDUARDO T. CASTANEDA CONTRERAS – CONDITIONAL USE PERMIT (CUP #2017-024) - MADERA (DISTRICT 1) LEAD PLANNER: KAMARA BIAWOGI**

Eduardo T. Castaneda Contreras is requesting a Conditional Use Permit (CUP #2017-024) to allow an auto service and tire retail store. The property is owned by Edward E. Campbell Tr. and is located on the east side of Road 26, approximately 540 feet north of its intersection with Ellis Street (16456 Road 26), Madera. The property is zoned CRM (Commercial, Rural, Median) District. A draft Mitigated Negative Declaration (MND #2017-36) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 0.7 Acre. APN: 038-070-003.

**4. GARLAND RUSSELL SHAW – GENERAL PLAN (GP #2017-002) – MADERA
(DISTRICT 1) LEAD PLANNER JAMIE BAX**

Hearing is to consider amending the General Plan pursuant to Section 65358 of the Government Code (GP #2017-002). Garland Russell Shaw and the Golden Valley Unified School District have requested a General Plan Text Change to amend the Road Classification of Avenue 12 from Road 35 to Road 36 from Limited Expressway to Arterial. This project is exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA).

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, March 6th, 2018 @ 6:00 p.m. - Regular Meeting – Madera County Government Center, 3rd Floor Hearing Room, 200 West Fourth Street, Madera, California.

PLANNING COMMISSION MEETING PROCEDURES

Planning Commission meetings are conducted under the direction of the Chairman. Each item scheduled for public hearing at a Planning Commission meeting will be announced by the Chairman, and the hearing will be conducted as follows:

1. The Planning staff will present their report and recommendation on the matter being heard. Commission members will be provided an opportunity to question staff.
2. The Chairman will first ask the project applicant or proponent to present any points they feel the Commission should understand about their proposal. The Commission may ask questions.
3. The Chairman will ask those in support and then those opposed to the application to come to the podium and present any testimony they wish to give in regard to the proposal being considered.
4. The Chairman will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.
5. The public comment portion of the hearing will be closed and the matter will be deliberated by the Commission and a decision will be rendered.
6. Persons wishing to appeal a decision must present a written notice of appeal together with the fee to the planning commission secretary whose office is located at the Madera County Government Center 200 West 4th Street, 3rd floor, Madera CA. The notice and fee must be received within 15 days of the date the decision is rendered

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Commission in a public hearing must observe the following rules:

1. All testimony must be presented from the podium. When beginning to speak, first identify yourself, County of residence, and interest in the matter. This is required for the public record. Since all meetings are recorded, please speak clearly and use the microphone provided.
2. All remarks must be addressed to the Chair. Conversation or debate between a speaker at the podium and a member of the audience or staff is not permitted.
3. Please keep your remarks as brief as possible. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Planning Commission hearings can involve highly emotional issues, so it is important that all participants conduct themselves with courtesy, dignity, and respect.
5. Whenever possible, written testimony should be presented as well as oral. Written testimony should be submitted for Planning Commission consideration in advance of the actual hearing date.