

**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, April 3, 2018

**PLACE: Madera County Government Center, Board of Supervisors Chambers,
200 West Fourth Street, Madera, California**

Chairman – John Reed

Vice Chairman - Thomas Hurst

Commissioner - Pete Nijjar

Commissioner – Angelina Herrera Cantu

Commissioner – Jeff Dal Cerro

**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.

INTRODUCTION OF COUNTY STAFF

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 February 6, 2018.

PUBLIC HEARINGS:

- *1. SANDRA SAELENS AND QUENTIN PICK – CONDITIONAL USE PERMIT (CUP #2018-003) – COARSEGOLD (DISTRICT 5) LEAD PLANNER: EMILY LANE**

Sandra Saelens and Quentin Pick are requesting a Conditional Use Permit (CUP #2018-003) to allow bed and breakfast operations for 3 sleeping rooms. This would include one existing room in the residential structure and 2 future rooms proposed by converting a portion of current garage space. The property is located on the south side of Veater Ranch Road, approximately 0.23 mile west of its intersection with Sunshine Terrace Drive (46732 Veater Ranch Road), Coarsegold. The property is zoned RRS-2 ½ (Residential, Rural, Single Family-2 ½ Acre) District. A draft Mitigated Negative Declaration (MND #2018-03) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 4.11 Acres. APN: 054-541-032.

- *2. DIAMOND H DAIRY – CONDITIONAL USE PERMIT (CUP #2017-030) – CHOWCHILLA (DISTRICT 2) LEAD PLANNER: ROBERT MANSFIELD**

Diamond H Dairy is requesting a Conditional Use Permit (CUP #2017-030) to allow expansion of herd size, new facilities and addition of a digester to the existing dairy. The property is owned by Hooker Ranch LP, Henry J. and Adrienne M. TeVelde, Adrienne M. TeVelde, Henry J. TeVelde Revocable Trust, Thomas E. Thurber, Gregory D. Hooker, Jennifer E. Hooker, and G. & J. 2000 Revocable Trust, Adrienne M. TeVelde, Henry J. TeVelde, Hooker Ranch LP, Andy Nguren, Thai-Huynh Trust 2015, Minh Quang Thai, and Tin Kim Huynh. The property is located on the southwest corner of Avenue 18 ½ and Road 10 (9564 Avenue 18 ½), Chowchilla. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2018-01) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 595.65 Acres. APN: 022-050-002.

- *3. SATWINDER CHAUHAN – CONDITIONAL USE PERMIT (CUP #2018-002) - MADERA (DISTRICT 3) LEAD PLANNER: KAMARA BIAWOGI**

Satwinder Chauhan is requesting a Conditional Use Permit (CUP #2018-002) to allow a feed and hardware store, a storage facility, and either a commercial duplex or a retail office structure. The property is owned by Edward E. Campbell, TR and is located on the northeast corner of Road 31 and Road 600 (21153 Road 600), Madera. The

property is zoned CRM/MHA (Commercial, Rural, Median/Manufactured Housing Architectural Review Overlay) District. A draft Mitigated Negative Declaration (MND #2018-04) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 2.04 Acres. APN: 031-312-003

***4. GARY A. ROGERS – CONDITIONAL USE PERMIT (CUP #2017-031) – MADERA (DISTRICT 2) LEAD PLANNER: EMILY LANE**

Gary A. Rogers, Architect is requesting a Conditional Use Permit (CUP #2017-031) to amend CUP #2012-022 to allow a religious temple (12,000 square feet) with detached dining hall (2,400 square feet); patio cover; porte cochere; conversion of an existing storage building to a commercial kitchen (1,800 square feet); off-street parking lot with 129 spaces and a sign. An existing residence will remain on the property for a 24/7 caretaker. The property is owned by Gurdwara Parmeshar Dwar LLC and is located on the north side of Avenue 14, approximately 0.25 mile east of the intersection of Road 23 and Avenue 14 (23249 Avenue 14), Madera. The property is zoned AR-5 (Agricultural, Rural-5 Acre) District. A draft Mitigated Negative Declaration (MND #2018-02) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 6.68 Acres. APN: 045-081-013.

***5. AT&T MOBILITY C/O COMPLETE WIRELESS – CONDITIONAL USE PERMIT (CUP #2017-017) – MADERA (DISTRICT 1) LEAD PLANNER: ROBERT MANSFIELD**

AT&T Mobility c/o Complete Wireless is requesting a Conditional Use Permit (CUP #2017-017) to allow installation of a new 150' unmanned cellular tower to provide broadband service and cellular service. The property is owned by Timothy F. Razzari, Timothy F. and Billie K. Razzari Revocable Trust 1998, and Billie K. Razzari. The property is located on the north side of Avenue 15, approximately 0.68 mile west of its intersection with Road 35 (no address available), Madera. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2017-26) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 195.71 Acres. APN: 035-254-004.

***6. W W ENTERPRISES – CONDITIONAL USE PERMIT (CUP #2017-027) – MADERA (DISTRICT 1) LEAD PLANNER: BECKY BEAVERS**

W W Enterprises is requesting a Conditional Use Permit (CUP #2017-027) to allow a church, two single family dwellings and storage building for a construction cleanup business. The property is owned by James V. Favini and Rivers of Living Waters Christian Church. The property is located on the east side of Highway 145, approximately 460 feet south of its intersection with Avenue 7 (6861 Highway 145), Madera. The property is zoned ARE-20 (Agricultural, Rural, Exclusive-20 Acre) and CRG (Commercial, Rural, General Districts). A draft Mitigated Negative Declaration (MND #2017-35) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 7.59 Acres. APN: 040-104-010.

***7. CHOWCHILLA SPORTSMEN'S, INC. – CONDITIONAL USE PERMIT (CUP #2017-015) – CHOWCHILLA (DISTRICT 2) LEAD PLANNER: ROBERT MANSFIELD**

Chowchilla Sportsmen's, Inc. is requesting Conditional Use Permit (CUP #2017-015) to allow a sportsmen's club that includes American trap fields, a skeet overlay, an international bunker field, a covered outdoor picnic area, a pro shop/clubhouse, two storage containers, and a parking lot. The property is owned by Chowchilla

Sportsmen's Club, Inc. and is located on the north side of Avenue 26, approximately 1.1 mile west of its intersection with Road 29 (27823 Avenue 26), Chowchilla. The property is zoned ARF (Agricultural, Rural, Foothills) District. A draft Mitigated Negative Declaration (MND #2017-33) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 38.79 Acres. APN: 052-062-002.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, May 1st, 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.