

**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, June 5, 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 <https://www.maderacounty.com/government/community-economic-development-department/divisions/planning-division/planning-commission-agenda>. 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 May 1, 2018.

PUBLIC HEARINGS:

- 1. KRIS KOONTZ – GENERAL PLAN (GP #2016-004) - REZONE (CZ #2016-011) – COARSEGOLD (DISTRICT 5) LEAD PLANNER: ROBERT MANSFIELD**

Kris Koontz is requesting a Project BDS #2016-006 with a General Plan (GP #2016-004) to consider amending the Madera County General Plan pursuant to Section 65358 of the Government Code. The area to be considered consists of 5.01 acres located on the west side of Highway 41, approximately 345 feet north of its intersection with Stone Creek Drive (no address available), Coarsegold. The proposal is to amend the area now shown as RR (Rural, Residential) Designation to IL (Light Industrial) Designation and amend the Coarsegold Area Plan to LI (Light Industrial/Business Park) Designation. A Rezoning (CZ #2016-011) will also be considered to change the zone from RMS (Residential, Mountain, Single Family) District to IL (Industrial, Urban or Rural, Light) District. The General Plan and Rezoning would allow heavy equipment and supply storage. A draft Mitigated Negative Declaration (MND #2016-24) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 5.01 Acres. APN: 054-090-096.

- *2. SPANISH UNITED PENTECOSTAL – CONDITIONAL USE PERMIT (CUP #2017-019) – MADERA (DISTRICT 1) LEAD PLANNER: EMILY LANE**

Spanish United Pentecostal is requesting a Conditional Use Permit (CUP #2017-019) to allow a church. The property is owned by Spanish United Pentecostal Church Inc. and is located on the north side of Ellis Street, approximately 960 feet east of its intersection with Lake Street (27243 Ellis Street), Madera. The property is zoned RRS (Residential, Rural, Single Family) District. A draft Mitigated Negative Declaration (MND #2018-08) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 4.91 Acres. APN: 037-040-005.

- *3. FLORES HOLDINGS, LLC – CONDITIONAL USE PERMIT (CUP #2018-009) – MADERA (DISTRICT 1) LEAD PLANNER: EMILY LANE**

Flores Holdings, LLC is requesting a Conditional Use Permit (CUP #2018-009) to allow new home construction in the PDD (Planned Development District) District. The property is on the southwest corner of Highway 145 and Road 36 ½ (no address

available), Madera. The property is zoned PDD (Planned Development District) District. This item is categorically exempt from the California Environmental Quality Act (CEQA). Size: 1.28 Acre. APN: 051-531-006.

***4. AT&T MOBILITY C/O COMPLETE WIRELESS CONSULTING – CONDITIONAL USE PERMIT (CUP #2018-011) – MADERA (DISTRICT 1) LEAD PLANNER: KAMARA BIAWOGI**

AT&T Mobility c/o Complete Wireless Consulting is requesting a Conditional Use Permit (CUP #2018-011) to allow an unmanned broadband and wireless telecommunications facility with ground related equipment. The property is owned by Inocencio Collazo and Sandra Collazo and is located on the north side of Avenue 7, approximately 0.49 mile west of its intersection with Road 20 (19463 Avenue 7), Madera. The property is zoned ARE-20 (Agricultural, Rural, Exclusive-20 Acre) District. A draft Mitigated Negative Declaration (MND #2018-09) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 9.7 Acres. APN: 044-271-007.

***5. BOB SHOCKLEY – CONDITIONAL USE PERMIT (CUP #2018-012) – MADERA (DISTRICT 1) LEAD PLANNER: BECKY BEAVERS**

Bob Shockley is requesting a Conditional Use Permit (CUP #2018-012) to amend a Condition of Approval on CUP #2016-016. This would extend the timeline for the turn lane until a biological study is complete in 3 to 4 years. The property is owned by JHB Doaba, Inc. and is located on the west side of Highway 41, approximately 0.24 mile north of its intersection with Road 209 (no address available), Madera. The property is zoned CRM (Commercial, Rural, Median) District. Size: 2.74 Acres. APN: 051-146-014.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, July 3, 2018 @ 6:00 p.m. - Regular Meeting – Madera County Government Center, 3rd Floor Hearing Room 3005, 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.