

**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, August 7, 2018**

**PLACE: Madera County Government Center, 3<sup>rd</sup> Floor Hearing Room #3005, 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 July 10, 2018.

## **PUBLIC HEARINGS:**

**\*1. JOHN ROLFF –CONDITIONAL USE PERMIT (CUP #2018-014) – OAKHURST  
(DISTRICT 5) LEAD PLANNER: EMILY LANE**

John Rolff is requesting a Conditional Use Permit (CUP #2018-014) to amend Conditional Use Permit (CUP #2001-015) to allow a change in use, from the existing automotive towing and storage operation to a general automotive repair operation. The project will also add five (5) parking stalls, which will create a total of 12 parking spots for customers and employees. The property is owned by Tomas A. West and is located on the west side of Highway 41, approximately 350 feet north of its intersection with Empty Creek Road (42094 Highway 41), Oakhurst. The property is zoned CRM (Commercial, Rural, Median) District. A draft Mitigated Negative Declaration (MND #2018-11) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 2.02 Acres. APN: 057-170-062.

**\*2. CAMPORA PROPANE SERVICE –CONDITIONAL USE PERMIT (CUP #2018-015) –  
OAKHURST (DISTRICT 5) LEAD PLANNER: KAMARA BIAWOGI**

Campora Propane Service is requesting a Conditional Use Permit (CUP #2018-015) to amend Land Use Permit (CUP #72-14) to allow minor expansion and improvements to the existing propane storage and distribution facility. The property is owned by Sierra Hospital Foundation, 40131 Highway 41, Inc., TPC Prop, LLC. The property is located on the north side of Highway 49, approximately 137 feet of its intersection with Enterprise Drive (40087 Highway 49), Oakhurst. The property is zoned CUM (Commercial, Urban, Median) District. A draft Mitigated Negative Declaration (MND #2018-12) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 2.08 Acres. APN: 064-070-064.

**3. MADERA CREEK, LLC –TENTATIVE PARCEL MAP (PM #4230), GENERAL PLAN (GP  
#2017-001) – MADERA (DISTRICT 2) LEAD PLANNER: JAMIE BAX**

Madera Creek, LLC. is requesting a Tentative Parcel Map (PM #4230) and a General Plan (GP #2017-001). The Tentative Parcel Map would divide 75.38 acres into 50 parcels. The General Plan will be considered to allow the Tentative Parcel Map and change from AE (Agricultural, Exclusive) Designation to LI (Light Industrial)

Designation. The property is located on the northwest corner of Road 24 and Avenue 18 ½ (18637 Road 24), Madera. The zone is IL (Industrial Light) District. A draft Mitigated Negative Declaration (MND #2018-14) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size. 75.38 Acres. APN: 029-280-029.

**PLANNING COMMISSION COMMENTS:**

**PLANNING DIRECTOR COMMENTS:**

**TENTATIVE MEETING DATES AND LOCATIONS:**

**Tuesday, September 4th, 2018 @ 6:00 p.m.** - Regular Meeting – Madera County Government Center, 3<sup>rd</sup> 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.