

PLANNING COMMISSION  
200 W. FOURTH STREET  
MADERA, CALIFORNIA  
June 4, 2019 MEETING

The meeting was called to order at 6:00 p.m. by Chairman Reed.

ROLL CALL:	<u>PRESENT</u>	<u>ABSENT</u>
Commissioners:	Chairman John Reed Jeff DalCerro Angelina Herrera Cantu	Vice Chairman Thomas Hurst Parmjit Nijjar
Staff:	Jamie Bax, CED – Planning Annette Kephart, CED – Planning Emily Lane, CED - Planning Doug Nelson – County Counsel Dexter Marr, CED – Environmental Health Deborah Mahler, CED – Building/Fire Prevention Barkett Almaklani - Public Works Laura Cunningham – CED Tiffany Williams- CED – Planning	

(This meeting was recorded. Display maps depicting the location of each project were provided for review to the Commission and audience. All correspondence relating to these matters were submitted to the Commission at the beginning of the meeting.)

**REQUEST FOR COMMENTS FROM THE AUDIENCE**

Commissioner Reed inquired if anyone in the audience wished to speak on an item that was not on the agenda.

Comments: None

**CONSENT CALENDAR:**

The, June 4, 2019 agenda and May 7, 2019 minutes were reviewed.

On a motion by Commissioner DalCerro, and seconded by Commissioner Cantu, it was ordered to adopt the June 4<sup>th</sup> agenda and the April 9<sup>th</sup> minutes. The motion carried on a vote of 3-0 in favor with 2 absent. Yes: Commissioner DalCerro, Commissioner Cantu, and Commissioner Reed. Absent: Commissioner Hurst and Commissioner Nijjar.

**PLANNING COMMISSION PUBLIC HEARING:**

**1. VINCE GRIFFITHS – CONDITIONAL USE PERMIT (CUP #2018-029) - MADERA**

Vince Griffiths requested a Conditional Use Permit (CUP #2018-029) to amend Conditional Use Permit (CUP #2007-030) to allow for a two story, 3,565 square foot educational building, to remodel the church by adding 94 seats and two offices, and to add 29 parking spaces. The property is owned by Sierra Pines Church and is located on the northwest and northeast corners of Highway 49 and Covey Court (40855 Covey Ct.), Oakhurst. The property is zoned RRS-10 (Residential, Rural,

Single Family – 10 Acre) District. A draft Mitigated Negative Declaration (MND #2019-07) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 9.28 acres. APN: 055-440-029, 055-440-035, 055-440-038, 055-440-039.

Emily Lane, Planner, presented the information on this item and recommended approval.

Comments: Vince Griffiths, Michael Karby, and Bruce Newton spoke in favor of the project. Milt Gauthien spoke in opposition with concerns regarding traffic safety, increase in attendance, water usage and sewage. William Seucdgo spoke in opposition with concerns regarding aesthetics and increased attendance. Sharon Kearns spoke in opposition with concerns regarding water usage and increased traffic.

On motion by Commissioner DalCerro and seconded by Commissioner Cantu, it was ordered to approve Conditional Use Permit (CUP #2018-029) to allow for a two story, 3,565 square foot educational building, to remodel the church by adding 94 seats and two offices and to add 29 parking spaces with condition that planning staff review and approve plan addressing visual screening and aesthetics and Mitigated Negative Declaration (MND # 2019-07). The motion carried on a vote of 3-0 in favor with 2 absent. Yes: Commissioner DalCerro, Commissioner Cantu, and Commissioner Reed. Absent: Commissioner Hurst and Commissioner Nijjar.

**RESOLUTION: #2019-15**  
**REF: CUP #2018-029**  
**FILE:055-440-029, 055-440-035, 055-440-038, 055-440-039**

DATE: June 4, 2019; REF: CUP #2018-029; 055-440-029, 055-440-035, 055-440-038, 055-440-039

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**PLANNING COMMISSION COMMENTS:**

**PLANNING DIRECTOR COMMENTS:**

Next meeting date July 2, 2019.

On motion, second, it was ordered to adjourn the meeting.

Matthew Treber, Planning Director  
Matthew Treber, Secretary of Planning Commission