

PLANNING COMMISSION  
200 W. FOURTH STREET  
MADERA, CALIFORNIA  
May 7, 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 Parmjit Nijjar Angelina Herrera Cantu	Vice Chairman Thomas Hurst
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 Phu Duong – Public Works	

(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, May 7, 2019 agenda and April 9, 2019 minutes were reviewed.

On a motion by Commissioner DalCerro, and seconded by Commissioner Cantu, it was ordered to adopt the May 7<sup>th</sup> agenda. The motion carried on a vote of 4-0 in favor with 1 absent. Yes: Commissioner Nijjar, Commissioner Cantu, Commissioner Dal Cerro and Commissioner Reed. Absent: Commissioner Hurst.

On a motion by Commissioner DalCerro, and seconded by Commissioner Cantu, it was ordered to adopt the April 9<sup>th</sup> minutes. The motion carried on a vote of 3-0 in favor with 1 abstention and 1 absent. Yes: Commissioner Nijjar, Commissioner Cantu and Commissioner DalCerro. Abstain: Commissioner Reed. Absent: Commissioner Hurst

**PLANNING COMMISSION PUBLIC HEARING:**

- 1. TRIUMPH VOLLEYBALL ACADEMY – CONDITIONAL USE PERMIT (CUP #2018-025) - MADERA**

Triumph Volleyball Academy requested a Conditional Use Permit (CUP #2018-025) to allow a Beach Volleyball Tournament Facility. The property is owned by Bishel Donald D & Frances J, Guglielmana, Danene R. and is located on the northeast corner of Avenue 7 and Road 29 1/2 (7177 Road 29 1/2), Madera. The property is zoned ARE-40 (Agricultural, Rural, Exclusive, 40 Acre) District. A draft Negative Declaration (ND # 2019-05) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 9.4 acres. APN: 048-150-005.

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

Comments: Bruce Kinabrew spoke in favor of the project.

On motion by Commissioner DalCerro and seconded by Commissioner Cantu, it was ordered to approve Conditional Use Permit (CUP #2018-025) to allow a Beach Volleyball Tournament Facility with amendment to Planning Division condition #7 to include room for 20 parking spaces and Negative Declaration (ND # 2019-05). The motion carried on a vote of 4-0 in favor with 1 absent. Yes: Commissioner DalCerro, Commissioner Cantu, Commissioner Nijjar and Commissioner Reed. Absent: Commissioner Hurst.

**RESOLUTION: #2019-13**  
**REF: CUP #2018-025**  
**FILE: 048-150-005**

DATE: May 7, 2019; REF: CUP #2018-025; 048-150-005

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**2. ROBERT BOYAJIAN – TENTATIVE PARCEL MAP (PM #4222) – BASS LAKE**

Hearing to consider and appeal of the Parcel Map Committee’s approval of Tentative Parcel Map (PM #4222) to divide 10.11 acres into 2.78 acres and 7.33 acres. The property is owned by ROBERT BOYAJIAN, and is located on the east side of Road 274, approximately, 0.45 mile north of its intersection with Fawn Point Lane (38906 Fawn Point Lane), Bass Lake. The zone district is RMS (Residential Mountain Single Family) District. A Negative Declaration (ND #2015-24) was prepared in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 10.11 acres. APN: 059-210-005.

Jamie Bax, Deputy Director, presented the information on this item and recommended to uphold the Parcel Map Committee’s approval.

Comments: Steve Bricker spoke in favor of the appeal. Thomas Skinner and Dale Mell spoke in opposition of the appeal.

On motion by Commissioner DalCerro and seconded by Commissioner Nijjar, it was ordered to uphold the Parcel Map Committee’s approval of (PM #4222) to divide 10.11 acres into 2.78 acres and 7.33 acres and Negative Declaration (ND # 2015-24). The motion carried on a vote of 4-0 in favor with 1 absent. Yes: Commissioner DalCerro, Commissioner Cantu, Commissioner Nijjar and Commissioner Reed. Absent: Commissioner Hurst.

**RESOLUTION: #2019-14**  
**REF: PM #4222**  
**FILE: 059-210-005**

DATE: May 7, 2019; REF: PM #4222; 059-210-005

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**PLANNING COMMISSION COMMENTS:**

**PLANNING DIRECTOR COMMENTS:**

Next meeting date June 4, 2019.

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

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