

**MADERA COUNTY PLANNING COMMISSION  
AGENDA**

**ALL PERSONS REQUESTING DISABILITY- RELATED MODIFICATION OR ACCOMMODATION, INCLUDING AUXILIARY AIDS OR SERVICES MAY CONTACT THE MADERA COUNTY PLANNING DEPARTMENT AT (559) 675-7821, 72 HOURS PRIOR TO THE PUBLIC MEETING.**

**REGULAR MEETING**

**TIME: 6:00 p.m., Tuesday, January 8, 2012**

**PLACE: Resource Management Agency, 2037 W. Cleveland Ave, Madera, California**

Chairman Ross Thornton  
Vice Chairman Larry Wright      Commissioner Luis Ceja  
Commissioner Ray Krause      Commissioner Larry Pistoresi Jr.

**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 Resource Management Agency website at <http://www.madera-county.com/rma>. The documents are also available at the Resource Management Agency, Planning Department, 2037 West Cleveland Avenue, Madera, CA 93637. Please note that supporting documents may be submitted after the posting of the agenda; please visit the website or the Planning Department for updates.

**CONSENT CALENDAR**

Adoption of the agenda.

Approval of the minutes and findings for December 4, 2012.

## **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 address for the record.

## **PUBLIC HEARINGS:**

- \*1. ANDREW PADILLA – CONDITIONAL USE PERMIT (CUP #2012-023) – COARSEGOLD (District #5) Lead Planner: Becky Beavers**

Andrew Padilla is requesting a conditional use permit (CUP #2012-023) to allow the relocation of a Church from Huron to Coarsegold. The property is owned by Huron Rescue Mission, Inc. and is located on the southeast corner of Big Sandy Drive and Road 417 (32320 Big Sandy Drive), Coarsegold. The property is zoned RMS (Residential, Mountain, Single Family) District. A draft Mitigated Negative Declaration (MND #2012-29) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 1.0 acre. APN: 054-450-005.

- \*2. CENTRAL VALLEY HIDE DAIRYMAN'S COLLECTION CENTER – CONDITIONAL USE PERMIT (CUP #2012-021) – CHOWCHILLA (District #2) Lead Planner: Becky Beavers**

Central Valley Hide Dairyman's Collection Center is requesting a conditional use permit (CUP #2012-021) to allow the establishment and operation of a USDA approved dead stock collection center. The property is owned by Beau Danieli and is located on Avenue 19 approximately 650 feet east of its intersection with Road 10 (no address available), Chowchilla. The property is zoned ARE-20 (Agricultural, Rural, Exclusive-20 Acre) District. A draft Mitigated Negative Declaration (MND #2012-27) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 19.54 acres. APN: 023-010-022.

- \*3. MADERA COUNTY – CONDITIONAL USE PERMIT (CUP #2012-020) - MADERA (District #1) Lead Planner: Jamie Bax**

County of Madera is requesting a conditional use permit (CUP #2012-020) to allow a lot to be used for a community water well and a storage tank. The property is owned by David McBrien and is located on the south side of Dublin Drive, approximately 363 feet west of its intersection with Road 37 ¾ (no address available) Madera Ranchos, Madera. The property is zoned RRS-2/MHA (Residential, Rural, Single Family-2 Acre/Manufactured Housing Architectural Review Overlaid) District. A draft Mitigated Negative Declaration (MND #2012-26) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 2.18 acres. APN: 049-140-020.

**\*4 NICK SAHOTA – CONDITIONAL USE PERMIT (CUP #2012-022) - MADERA  
(District #2) Lead Planner: Jamie Bax**

Nick Sahota is requesting a conditional use permit (CUP #2012-022) to allow conversion of an existing single family dwelling to religious facility. The property is owned by Gurcharan S. Rakkar and is located on the north side of Avenue 14, approximately 0.22 mile west of the intersection of Avenue 14 and Road 23 ½ (23249 Avenue 14), Madera. The property is zoned AR-5 (Agricultural, Rural-5 Acre) District. A draft Mitigated Negative Declaration (MND #2012-28) 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. JOSE SOARES – CONDITIONAL USE PERMIT (CUP #2005-037) - CHOWCHILLA  
(District #2) Lead Planner: Robert Mansfield**

Jose Soares is requesting a time extension for a conditional use permit (CUP #2005-037) to allow a dairy facility. The property is owned by Baker D 2002 Trust, David L. Baker, Jose Soares, and Teresa Soares. The property is located on the east side of Road 1, approximately 1.5 mile south of its intersection with Avenue 21 (no address available), Chowchilla. The zone is ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. Size: 476.3 acres. APN's: 020-170-003, 009, and 020-181-004.

**\*6 DENNIS JONATHAN – GENERAL PLAN (GP #2012-004) – O'NEALS  
(District #1) Lead Planner: Jamie Bax**

Dennis Jonathan is requesting to amend the Madera County General Plan (GP #2012-004) pursuant to Section 65358 of the Government Code to amend the O'Neals Area Plan to eliminate Policy 2.b of the Goals & Policies for rural commercial land use. A draft Negative Declaration (ND #2012-31) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA).

**7. JIM KOPSHEVER – PROJECT (PRJ #2012-003), GENERAL PLAN (GP #2012-003)  
AND CONDITIONAL USE PERMIT (CUP #2012-018) - MADERA  
(District #2) Lead Planner: Matt Treber**

Jim Kopshever is requesting to amend the Madera County General Plan (GP #2012-003) pursuant to Section 65358 of the Government Code. The area to be considered consists of 23.8 acres located on the west side of Golden State Boulevard, approximately 936 feet north of the intersection of Avenue 19 and Golden State Boulevard (19170 Highway 99), Madera. The proposal (PRJ #2012-003) would amend the area now shown as HSC (Highway Service Commercial) Designation to HC (Heavy Commercial) Designation. A conditional use permit (CUP #2012-018) will also be considered to allow outdoor storage of agricultural irrigation equipment for sale. The property is owned by Charles R. & Valerie G. Fall Tr. Etal.; Neal Brown & Candy O'Donel Tr. Etal.; Shirley J. Smith; Shirley Smith; Charles R. Fall; Jennifer Fall Jung; Donnie & Shirley Smith (jt). A draft Mitigated Negative Declaration (MND #2012-32) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 23.8 acres. APN's: 029-190-009, 016, 019, & 020.

**\*8. AUTO CARE ECONOMY – CONDITIONAL USE PERMIT (CUP #2012-025) - MADERA  
(District #1) Lead Planner: Robert Mansfield**

Auto Care Economy is requesting a conditional use permit (CUP #2012-025) to amend an existing CUP to allow for smog check and a repair facility for vehicles not sold at the site. The property is owned by Robert Tarkanian and is located on the west side of State Highway 41, approximately 520 feet north of its intersection with Avenue 11 (11116 Highway 41), Madera. The property is zoned CRM/MHA (Commercial, Rural, Median/Manufactured Housing Architectural Review Overlaid) District. A draft Mitigated Negative Declaration (MND #2012-30) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 0.75 acre. APN: 049-271-007.

**INFORMATION & DISCUSSION ITEMS:**

**HOWARD BED & BREAKFAST – CONDITIONAL USE PERMIT #2008-008 – OAKHURST**

**COBB RANCH – CONDITIONAL USE PERMIT #2002-015 - MADERA**

**PLANNING COMMISSION COMMENTS:**

**PLANNING DIRECTOR COMMENTS:**

**TENTATIVE MEETING DATES AND LOCATIONS:**

**Tuesday, February 5, 2011 @ 6:00 p.m.** - Regular Meeting - Madera County Resource Management Agency, 2037 West Cleveland Avenue, 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.

## **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, place of residence, and interest in the matter. This is required for the public record. Since all meetings are tape 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.