

**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, April 2, 2013

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 Pistoiresi 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

ALL MATTERS LISTED UNDER CONSENT CALENDAR ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION.

Agenda adoption.

Approval of the minutes and findings for March 5, 2013.____

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. ROB ROBINSON – CONDITIONAL USE PERMIT (CUP #2013-004) OAKHURST
(District #5) Lead Planner: Jamie Bax**

The application of Rob Robinson for a conditional use permit (CUP #2013-004) to allow the manufacturing of steel gear hobby products. This would amend CUP #2007-036 that allowed the construction of custom gates. The property is owned by Robert Dunham and is located on the east side of Highway 41, approximately 450 feet north of its intersection with Stage Stop Lane (41547 Highway 41), Oakhurst. The property is zoned CRM (Commercial, Rural, Median) District. Size: 1.32 acre. APN: 065-030-021. This project is located in the Oakhurst Area Plan. A previously approved Mitigated Negative Declaration (MND #2007-75) has been prepared. For more information please contact Jamie Bax at (559) 675-7821.

***2. CENTRAL VALLEY HIDE DAIRYMAN'S COLLECTION CENTER – CONDITIONAL
USE PERMIT (CUP #2013-005) - MADERA
(District #2) Lead Planner: Becky Beavers**

Central Valley Hide Dairyman's Collection Center is requesting a conditional use permit (CUP #2013-005) to allow a hide removal facility. The property is owned by Garcia Family Trust, Mary V. Garcia, and Frank C. Garcia. The property is located on the north side of Road 26, approximately 1 mile south of its intersection with Avenue 24 (Avenue 23 does not extend to Road 26), Madera. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2013-05) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 19.7 acres. APN: 030-312-001.

***3. RONALD PATTERSON – CONDITIONAL USE PERMIT (CUP #2013-001) - MADERA
(District #4) Lead Planner: Robert Mansfield**

Ronald Patterson is requesting a conditional use permit (CUP #2013-001) to allow a winery and tasting room. The property is owned by Barbara B. Perkins, Double Y Ranches Limited Partners, Ronald Patterson, Ronald Patterson and Barbara B. Perkins Trust. The property is located on the west side of Root Creek Road, approximately 0.82 mile south of its intersection with Avenue 11 (10186 Root Creek Road), Madera. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2013-02) has been prepared concerning the proposed project in compliance with provisions of the

California Environmental Quality Act (CEQA). Size: 43.51 acres. APN: 047-272-013.

- *4 **BEAL DEVELOPMENT – PROJECT (PRJ #2012-006), VARIANCE #2012-003, & ZONING PERMIT (ZP #2012-015) – MADERA (District #1)** **Lead Planner: Jerome Keene**

Beal Development is requesting a Project PC #2012-006 (VA #2012-003 and ZP #2012-015). The variance would allow a 100'-0" high sign. A zoning permit will also be considered to allow an off-premise sign. The property is owned by Avenue 7 Partners, LLC. and is located on the north side of Avenue 7, on the northwest corner of the Highway 99 and Avenue 7 interchange (32685 Avenue 7), Madera. The property is zoned PDD (Planned Development District) District. A draft Negative Declaration (ND #2013-03) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 0.03 acre. APN: 048-191-015.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, May 7, 2013 @ 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.