

PLANNING COMMISSION  
RESOURCE MANAGEMENT AGENCY  
2037 WEST CLEVELAND AVENUE  
MADERA, CALIFORNIA  
JANUARY 7, 2014 MEETING

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

ROLL CALL:	<u>PRESENT</u>	<u>ABSENT</u>
Commissioners:	Chairman Ross Thornton Vice Chairman John Reed Larry Pistorosi, Jr. Thomas Hurst Luis Ceja	
Staff:	Norman Allinder, Planning Becky Beavers, Planning Robert Mansfield, Planning Brenton Gibbons, Planning Jamie Bax, Planning Matt Treber, Planning Annette Kephart, Planning Doug Nelson, County Counsel Alan Pehl, Fire Hisham Hemaïdan, Roads Dario Dominguez, Engineering	

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

Introduction of County Staff and Planning Commissioners.

**REQUEST FOR COMMENTS FROM THE AUDIENCE**

Commissioner Thornton inquired if anyone in the audience wished to speak on an item that was not on the agenda. No one responded.

**CONSENT CALENDAR:**

The January agenda and December minutes were reviewed.

On a motion by Commissioner Reed, second by Commissioner Pistorosi, it was ordered to adopt the agenda and the minutes as presented. The motion carried on a vote of 5 to 0 in favor.

**PLANNING COMMISSION PUBLIC HEARING:**

**\*1. GARLAND RUSSELL SHAW – CONDITIONAL USE PERMIT (CUP #2013-022) - OAKHURST**

Garland Russell Shaw requested a conditional use permit (CUP #2013-022) to allow a bulk liquid propane gas and distribution site. The property is owned by WAA GST Exempt Trust 2012 and is located on the north side of Liberty Drive approximately 0.2 mile east of the intersection of Westlake Drive (no address available), Oakhurst. The property is zoned IL (Industrial, Urban or Rural, Light) and RUS (Residential, Urban, Single Family) Districts. A draft Mitigated Negative Declaration (MND #2013-31) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 34.47 acres. APN: 064-1142-033.

Jamie Bax, Senior Planner, presented the information on this item and recommended approval.

Comments: Garland Russell Shaw

On a motion by Commissioner Reed, seconded by Commissioner Pistoresi, it was ordered to approve the application of Garland Russell Shaw for a conditional use permit (CUP #2013-022) to allow a bulk liquid propane gas and distribution site and Mitigated Negative Declaration (MND #2013-31) with a correction to Exhibit H, changing Maintenance District 22A to 22B. The motion carried on a vote of 5 to 0 in favor.

**RESOLUTION: 2014-1  
REF: CUP #2013-022  
FILE: 064-142-033**

DATE: January 7, 2014; REF: CUP #2013-022; APN: 064-142-033

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**2. DENNIS JONATHAN – GENERAL PLAN AMENDMENT – (GP #2012-005) – O’NEALS**

Dennis Jonathan proposed to amend the General Plan pursuant to Section 65358 of the Government Code (GP #2012-005). The area to be considered consists of 20.48 acres located on the southwest corner of the intersections of Highway 41 and Yosemite Springs Parkway (27800 Road 207), O’Neals. The proposal by Dennis Jonathan is to amend the area now shown as AR (Agricultural Residential) Designation to HSC (Highway Service Commercial), CC (Community Commercial) and HDR (High Density Residential) Designations. A rezoning (CZ #2012-012) was considered to allow a mini-mart, gas station, senior adult apartments, and retail/professional business park. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. The proposed zone is CRH (Commercial, Rural, Highway), CUM (Commercial, Urban, Median), and RUM (Residential, Urban, Multiple Family) Districts. The property is owned by Hershel W. Noonkester and Teddy A. Noonkester. A draft Negative Declaration (ND #2013-29) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 20.48 acres. APN: 050-062-040.

Jamie Bax, Senior Planner presented the staff report and recommended approval.

Comments: Dennis Jonathan, Bill Gerth, Jeanie Miller, Tom Squire, Bud Vishor, Hershel Nookester, and Buz Boberg

On motion by Commissioner Pistoresi, second by Commissioner Ceja, it was ordered to approve the application of Dennis Jonathan to amend the General Plan pursuant to Section 65358 of the Government Code (GP #2012-005), Rezone #2012-012 and Negative Declaration 2013-29 with a correction to mitigation measure #15 to change

"requirements of a Fresno County grading permit to requirements of a Madera County grading permit" and a correction to #18 "from measures 1 and 2 above to measures a and b above". The motion carried on a vote of 5 to 0 in favor.

**RESOLUTION: 2014-2**  
**REF: GP #2012-005**  
**FILE: 050-062-040**

DATE: January 7, 2014; REF: GP 2012-005 & CZ 2012-012; APN: 050-062-040

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**\*3. PHILIP AND LINDA MARTIN – CONDITIONAL USE PERMIT – (CUP #2013-023) - MADERA**

Philip and Linda Martin requested a conditional use permit (CUP #2013-023) to allow an outdoor recreation facility for private events such as weddings. The property is located on the south side of Avenue 9, approximately 0.4 mile west of the intersection of Road 35 (34614 Avenue 9), Madera. The property is zoned ARV-20 (Agricultural, Rural, Valley-20 Acre) District. A draft Mitigated Negative Declaration (MND #2013-30) was prepared concerning the proposed project in compliance with provisions of the California Environmental quality Act (CEQA). Size: 20.3 acres. APN: 048-110-024.

Brenton Gibbons, Planner I, presented the information on this item and recommended approval.

Comments: Brent Castiglone

On motion by Commissioner Reed, second by Commissioner Hurst, it was ordered to approve the application of Philip and Linda Martin for a conditional use permit (CUP #2013-023) to allow an outdoor recreation facility for private events such as weddings and Mitigated Negative Declaration 2013-30 as presented. The motion carried on a vote of 5 to 0 in favor.

**RESOLUTION: 2014-3**  
**REF: CUP #2013-023**  
**FILE: 048-110-024**

DATE: January 7, 2014; REF CUP 2013-023; APN: 048-110-024

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**\*4. HARBISON INTERNATIONAL, INC. – CONDITIONAL USE PERMIT – (CUP #2013-021) - MADERA**

Harbison International, Inc. requested a conditional use permit (CUP #2013-021) to allow office, warehouse, retail and auto repair and auto body for buildings #1 and #2. The property is owned by Khachatur Sargsyan and Anna Dolukhanyan. The property is located on the west side of Business Route 41, approximately 650 feet north of the intersection of Avenue 11 (11136 Business Route 41), Madera. The property is zoned CRM/MHA (Commercial, Rural, Median/Manufactured Housing Architectural Review Overlaid) District. A draft Mitigated Negative Declaration (MND #2013-27) was prepared concerning the proposed project in compliance with provisions of the California Environmental quality Act (CEQA). Size: 0.76 acre. APN: 049-271-006.

Robert Mansfield, Planner III, presented the information on this item and recommended approval.

Comments: Mike Hansley

On motion by Commissioner Hurst, second by Commissioner Pistoresi, it was ordered to approve the application of Harbison International, Inc. for a conditional use permit (CUP

#2013-021) to allow office, warehouse, retail and auto repair and auto body for buildings #1 and #2 and Mitigated Negative Declaration 2013-27 as presented. The motion carried on a vote of 5 to 0 in favor.

**RESOLUTION: 2014-4**  
**REF: CUP #2013-021**  
**FILE: 049-271-006**

DATE: January 7, 2014; REF CUP 2013-021; APN: 049-271-006

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**5. JOHN AND DIANE BOLAND – REZONE – (CZ #2013-009) - COARSEGOLD**

John and Diane Boland requested a rezoning (CZ #2013-009) to allow a proposed commercial development. The property is zone RRM (Residential, Rural, Multiple Family) District. The proposed zone is CRM (Commercial, Rural, Median) District. Two Zoning permits (ZP #2013-009 & ZP #2013-010) were also considered to allow a single family dwelling in a commercial zone district. The property is owned by Diane L. Boland, John R. Boland, John R. Trust 2008, and Diane L. Boland Trust 2008. The property is located on the north side of Highway 41, approximately 1,000 feet east of its intersection with Road 415 (35340 Highway 41 and 35336 Highway 41), Coarsegold. A draft Mitigated Negative Declaration (MND #2013-28) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 1.65 acre. APN: 054-240-003.

Becky Beavers, Senior Planner, presented the information on this item and recommended approval.

Comments: Richard Boland

On motion by Commissioner Reed, second by Commissioner Pistorresi, it was ordered to approve the application of John and Diane Boland for a rezoning (CZ #2013-009) to allow a proposed commercial development, Zoning permits 2013-009 & 2013-010 and Mitigated Negative Declaration 2013-28 as presented. The motion carried on a vote of 5 to 0 in favor.

**RESOLUTION: 2014-5**  
**REF: CZ #2013-009**  
**FILE: 054-240-003**

DATE: January 7, 2014; REF CZ 2013-009, ZP 2013-009 & 2013-010; APN: 054-240-003

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**6. CASTELLINA LLC – GENERAL PLAN AMENDMENT – (GP #2013-003) - MADERA**

Castellina LLC proposed to amend the Madera County General Plan (GP #2013-003) pursuant to Section 65358 of the Government Code. The area to be considered consists of 792.55 acres located north of Avenue 17 between Road 27 and Road 28 ½ (no address available), Madera. The proposal by Castellina LLC is to amend the area now shown as AE (Agricultural Exclusive) Designation to NGA (New Growth Area) Designation for a future Specific Plan. The property is owned by Herman Revocable Trust 2008, Kevin Lee Herman, and Diane Patricia Herman. A draft Negative Declaration (ND #2013-22) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 792.55 acres. APN: 031-221-001.

Matt Treber, Senior Planner, presented the information on this item and recommended approval.

Comments: James Pace, Glen Pace, Mike Worsham, Derick Gangbin, Dave Merchan, Royce King

On motion by Commissioner Pistorresi, second by Commissioner Reed, it was ordered to approve the application of Castellina LLC to amend the Madera County General Plan (GP #2013-003) pursuant to Section 65358 of the Government Code and Negative Declaration #2013-22 as presented. The motion carried on a vote of 4 to 1 in favor, with Commissioner Ceja opposing.

**RESOLUTION: 2014-6**  
**REF: GP #2013-003**  
**FILE: 031-221-001**

DATE: January 7, 2014; REF GP 2013-003; APN: 031-221-001

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PLANNING COMMISSION COMMENTS:

None

PLANNING DIRECTOR COMMENTS:

Norman Allinder stated that next meeting will be held on Tuesday, February 4, 2014.

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

Norman L. Allinder, Planning Director

Becky Beavers, Secretary of Planning Commission