

PLANNING COMMISSION
RESOURCE MANAGEMENT AGENCY
2037 WEST CLEVELAND AVENUE
MADERA, CALIFORNIA
MARCH 4, 2014 MEETING

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

ROLL CALL:

PRESENT

ABSENT

Commissioners: Vice Chairman John Reed
Larry Pistorosi, Jr.
Thomas Hurst
Luis Ceja

Chairman Ross Thornton

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
Hisham Hemaïdan, Roads
Dexter Marr, Environmental Health
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.)

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. No one responded.

CONSENT CALENDAR:

The March agenda and February 4, 2014 minutes were reviewed.

On a motion by Commissioner Pistorosi, second by Commissioner Ceja, it was ordered to adopt the agenda and the minutes as presented. The motion carried on a vote of 4 to 0 in favor.

PLANNING COMMISSION PUBLIC HEARING:

1. NITA KIEHLMEIER – CONDITIONAL USE PERMIT (CUP #92-38) – BASS LAKE

Nita Kiehlmeier requested to rescind Conditional Use Permit #92-38, to allow a bed and breakfast operation. The property is located approximately 250 feet north of Road 432 (53489 Road 432), Bass Lake. The zone is RMS (Residential, Mountain, Single Family) District. A Mitigated Negative Declaration (ND #129-92) was previously prepared. Size: 0.39 acre. APN: 059-270-024.

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

Comments: None

On motion by Commissioner Pistoresi, second by Commissioner Hurst, it was ordered to approve the application of Nita Kiehlmeier to rescind Conditional Use Permit #92-38, to allow a bed and breakfast operation and Mitigated Negative Declaration #129-92 as presented. The motion carried on a vote of 4-0 in favor.

Yes: Commissioner Ceja, Commissioner Reed, Commissioner Hurst and Commissioner Pistoresi

RESOLUTION: 2014-7
REF: CUP #92-38
FILE: 059-270-024

DATE: March 4, 2014; REF: CUP #92-38; APN: 059-270-024

2. BRUCE DEBEVOISE – PARCEL MAP (PM #4181), REZONE (CZ #2013-012) AND CONDITIONAL USE PERMIT (CUP # 2013-025) – BASS LAKE

Bruce DeBevoise requested a Parcel Map (PM #4181) which would divide a 1.72 acre parcel into 2 parcels (0.99 acre and 0.73 acre). The property is located on the east side of Cowboys Trail approximately 0.25 mile north of the intersection of Road 222 (40953 Cowboys Trail), Bass Lake. A Rezoning (CZ #2013-012) was considered. The property is zoned CRM (Commercial, Rural, Median) District. The proposed zone is CUG (Commercial, Urban, General) District. A Conditional Use Permit was considered to allow a multiple family dwelling. A draft Mitigated Negative Declaration (MND #2014-04) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 1.72 acre. APN: 059-070-041.

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

Comments: Jack Brightenstein

On motion by Commissioner Pistoresi, second by Commissioner Ceja, it was ordered to approve the application of Bruce DeBevoise requesting a Parcel Map (PM #4181) which would divide a 1.72 acre parcel into 2 parcels (0.99 acre and 0.73 acre), a Rezone from CRM (Commercial, Rural, Median) District to CUG (Commercial, Urban, General) District, a Conditional Use Permit to allow a multiple family dwelling, and Mitigated Negative Declaration #2014-04 as presented. The motion carried on a vote of 4-0 in favor. Yes: Commissioner Ceja, Commissioner Reed, Commissioner Hurst and Commissioner Pistoresi

RESOLUTION: 2014-8
REF: PM #4181, CZ #2013-012, CUP
#2013-025
FILE: 059-070-041

DATE: March 4, 2014; REF: PM #4181, CZ #2013-012, CUP #2013-025; APN: 059-070-041

3. PARAMOUNT FARMS INTERNATIONAL – CONDITIONAL USE PERMIT (CUP #2013-026) – FIREBAUGH

Paramount Farms International requested a Conditional Use Permit (CUP #2013-026) to allow installation of an electrical substation and overhead high voltage electrical lines from Chowchilla Canal Road to substation, the electrical substation is to aid the farming operation. The property is owned by Paramount Farms International LLC and is located on the southwest side of Chowchilla Canal Road, approximately 1.1 mile south of its intersection with Avenue 7 (12888 Avenue 6), Firebaugh. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2014-02) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 404.3 acres. APN: 042-172-004.

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

Comments: Conan Dunlap

On motion by Commissioner Pistoresi, second by Commissioner Hurst it was ordered to approve the application of Paramount Farms International for a Conditional Use Permit (CUP #2013-026) to allow installation of an electrical substation and overhead high voltage electrical lines from Chowchilla Canal Road to substation, the electrical substation is to aid the farming operation and Mitigated Negative Declaration #2014-02 as presented. The motion carried on a vote of 4-0 in favor.

Yes: Commissioner Ceja, Commissioner Reed, Commissioner Hurst and Commissioner Pistoresi

RESOLUTION: 2014-9
REF: CUP #2013-026
FILE: 042-172-004

DATE: March 4, 2014; REF: CUP #2013-026; APN: 042-172-004

4. SAC WIRELESS – CONDITIONAL USE PERMIT (CUP #2013-028) – MADERA

SAC Wireless requested a Conditional Use Permit (CUP #2013-028) to allow installation of a 150 foot lattice style cell tower, equipment shelter and standby diesel generator. The property is owned by Dennis V. and Terri L. Prosperi, Tr. and is located on the southeast corner of Avenue 7 and Road 16 (15110 Avenue 7), Madera. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2014-05) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 305.1 acres. APN: 040-041-002.

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

Comments: Rebekah Anderson

On motion by Commissioner Hurst, second by Commissioner Pistoresi it was ordered to approve the application of SAC Wireless for a Conditional Use Permit (CUP #2013-028) to allow installation of a 150 foot lattice style cell tower, equipment shelter and standby diesel generator and Mitigated Negative Declaration #2014-05, including an additional condition that a light be installed on the top of the tower to comply with FAA standards. The motion carried on a vote of 4-0 in favor.

Yes: Commissioner Ceja, Commissioner Reed, Commissioner Hurst and Commissioner Pistoresi

RESOLUTION: 2014-10
REF: CUP #2013-028
FILE: 040-041-002

DATE: March 4, 2014; REF: CUP #2013-028; APN: 040-041-002

5. SILVIANO GONZALEZ – CONDITIONAL USE PERMIT (CUP #2013-027) – MADERA

Silviano Gonzalez requested a Conditional Use Permit (CUP #2013-027) to allow a church expansion. The property is owned by Lake Street Fellowship, Celia Gonzalez, Silviano Gonzalez, Martin Andrade, Iglesia De Dios De Madera Church of God and is located on the west side of Lake Street approximately 500 feet north of its intersection with Martin Street (16760 N. Lake Street), Madera. The property is zoned AR-5 (Agricultural, Rural-5 Acre) District. A draft Mitigated Negative Declaration (MND #2014-03) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 4.69 acres. APN: 038-020-022.

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

Comments: Silviano Gonzalez

On motion by Commissioner Pistoresi, second by Commissioner Ceja it was ordered to approve the application of Silviano Gonzalez for a Conditional Use Permit (CUP #2013-027) to allow a church expansion and Mitigated Negative Declaration #2014-03 as presented. The motion carried on a vote of 4-0 in favor.

Yes: Commissioner Ceja, Commissioner Reed, Commissioner Hurst and Commissioner Pistoresi

RESOLUTION: 2014-11
REF: CUP #2013-027
FILE: 038-020-022

DATE: March 4, 2014; REF: CUP #2013-027; APN: 038-020-022

6. PLANNING DEPARTMENT – REZONE (CZ #2014-001) – COUNTY WIDE

County of Madera to amend the Madera County Ordinance, Title 18, to include changes specifying zone districts for residential care facilities, transitional housing, emergency shelters and procedures for reasonable accommodations and density bonuses.

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

Comments: None

On motion by Commissioner Pistoresi, second by Commissioner Ceja it was ordered to approve the application of County of Madera to amend the Madera County Ordinance,

Title 18, to include changes specifying zone districts for residential care facilities, transitional housing, emergency shelters and procedures for reasonable accommodations and density bonuses, and to include a CRM zone as a possible location for emergency shelters. The motion carried on a vote of 4-0 in favor.
Yes: Commissioner Ceja, Commissioner Reed, Commissioner Hurst and Commissioner Pistoresi

RESOLUTION: 2014-12
REF: CZ: #2014-001
FILE: COUNTY WIDE

DATE: March 4, 2014; REF: CZ #2014-001; APN: COUNTY WIDE

7. DAGGETT & ASSOCIATES – PARCEL MAP (PM #4178), GENERAL PLAN (GP #2012-005) & REZONE (CZ #2013-010) – MADERA

DAGGETT & ASSOCIATES requested a Tentative Parcel Map (PM #4178) for a division of 9.56 acres into 8 parcels (1.51 acres, 1.03 acres, 1.12 acres, 1.00 acres, 1.00 acres, 1.01 acres, 1.00 acres, and 1.00 acres). The project also includes amending the General Plan pursuant to Section 65358 of the Government Code (GP #2012-005). The area to be considered consists of 9.56 acres located on the west side of Highway 41 approximately 500 feet south of the intersection of Avenue 14 (14108 Highway 41), Madera. The proposal by Daggett & Associates is to amend the area now shown as AE (Agricultural Exclusive) Designation to CC (Community Commercial) Designation. A rezoning (CZ #2013-010) was also considered. The property is zoned ARV-20 (Agricultural, Rural, Valley-20 Acre) District. The proposed zone is CRM (Commercial, Rural, Median) District. The property is owned by HENDRIX, PATRICK J., HENDRIX FRANK S JR & CARROLL S, BUSSEY, KATHERINE HELEN., HENDRIX, BEVERLY I., BROWN, CATHERINE M., HENDRIX, FRANK IRA., HENDRIX MCCORKLE, HELEN, PUCCINI, MARGARET I. A draft Mitigated Negative Declaration (MND #2013-33) was prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 9.56 acres. APN: 051-216-003.

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

Comments: Ron Daggett, Ron Clever, Linda Manter, Jan Smith

Applicant, Ron Daggett, requested that all five Commissioners be present to take action on this item.

On a motion by Commissioner Ceja, second by Commissioner Pistoresi, it was ordered to continue the application of Daggett & Associates for a Tentative Parcel Map (PM #4178) for a division of 9.56 acres into 8 parcels (1.51 acres, 1.03 acres, 1.12 acres, 1.00 acres, 1.00 acres, 1.01 acres, 1.00 acres, and 1.00 acres), General Plan (GP #2012-005), Rezone (CZ #2013-010) and Mitigated Negative Declaration (MND #2013-33), and that the Department would make a reasonable effort to determine when a full Commission of 5 would be available and the lead planner would contact the applicant and spokesperson representing the interested parties. The motioned carried on a vote of 4-0 in favor.

Yes: Commissioner Ceja, Commissioner Reed, Commissioner Hurst and Commissioner Pistoresi

DATE: March 4, 2014; REF: Parcel Map (PM #4178), General Plan (GP #2012-005), Rezone (CZ #2013-010); APN: 051-216-003

.....

PLANNING COMMISSION COMMENTS:

None

PLANNING DIRECTOR COMMENTS:

Norman Allinder stated that next meeting will be held on Tuesday, April 1, 2014.

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

Norman L. Allinder, Planning Director

Becky Beavers, Secretary of Planning Commission