

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 1, 2014

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

Chairman Ross Thornton
Vice Chairman John Reed Commissioner Larry Pistoresi
Commissioner Luis Ceja Commissioner Thomas Hurst

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.

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.

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

CONSENT CALENDAR

Approval of the agenda.

Approval of the minutes of March 4, 2014

PUBLIC HEARINGS:

- 1. DAGGETT & ASSOCIATES – PARCEL MAP (PM #4178), GENERAL PLAN (GP #2012-005) & REZONE (CZ #2013-010) – MADERA – (CONTINUED FROM MARCH 04, 2014)
(DISTRICT #1) LEAD PLANNER: JAMIE BAX**

Daggett & Associates are requesting a Tentative Parcel Map (PM #4178) which is 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) will also be 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) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 9.56 acres. APN: 051-216-003.

- *2. SCOTT A. VINCENT – CONDITIONAL USE PERMIT (CUP #2014-001), VARIANCE (VA #2014-001), SETBACK VARIANCE (ZV #2014-002) – MADERA
(DISTRICT #1) LEAD PLANNER: ROBERT MANSFIELD**

Scott A. Vincent is requesting a Conditional Use Permit (CUP #2014-001) to allow a veterinary service and kennels. A Variance (VA #2014-001) will be considered to allow the facility on a 0.77 acre parcel where 1 acre is required by ordinance. A Setback Variance (ZV #2014-002) will also be considered to allow a 20' rear setback, for an animal kennel in the CRM zone district, where a 50' rear setback is required for kennels when abutting residential zone districts is/are required by ordinance. The property is

owned by Jason Hunter Sanders, Stacy Joan Sanders, and FAS Management LLC. The property is located on the west side of Business Route 41 approximately 0.19 mile north of its intersection with Avenue 10 (10266 Highway 41), Madera. The zone is CRM/MHA (Commercial, Rural, Median/Manufactured Housing Architectural Review Overlaid) District. A draft Mitigated Negative Declaration (MND #2014-06) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 0.77 acre. APN: 049-170-005.

**3. FEE SCHEDULE/CODE ENFORCEMENT – COUNTY WIDE
PRESENTED BY MATT TREBER**

The Madera County Department of Planning and Building proposes to add a new waste tire and abandoned vehicle inspection/investigation fee, and amend the existing inspection fee to include investigation. All proposed fees would be subject to an annual cost of living adjustment July 1, 2015 and each subsequent year on the first of July.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, May 6, 2014 @ 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.