

PLANNING COMMISSION
RESOURCE MANAGEMENT AGENCY
2037 WEST CLEVELAND AVENUE
MADERA, CALIFORNIA
April 1, 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
Jamie Bax, Planning
Matt Treber, Planning
Annette Kephart, Planning
Brenton Gibbons, Planning
Anna Wajda, Planning
Doug Nelson, County Counsel
Hisham Hemaïdan, Roads
Dexter Marr, Environmental Health
Alan Pehl, Fire
Kheng Vang, 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 April agenda and March 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.

Norman Allinder introduced Madera County Planning Department new employee, Anna Wajda, Planner I.

PLANNING COMMISSION PUBLIC HEARING:

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

Daggett & Associates requested 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 was 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) 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.

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

Comments: Ron Daggett, Bobby Kahn, George Stott, Mary Joe Stott, Linda Manter, Jan Smith Ron Cleaver, Evan Manter

On motion by Commissioner Hurst, second by Commissioner Pistoresi, it was ordered to deny the application of Daggett & Associates for a Tentative Parcel Map (PM #4178) which was 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). The motion carried on a vote of 3-1. Yes: Commissioner Ceja, Commissioner Hurst and Commissioner Pistoresi. No: Commissioner Reed.

DATE: April 1, 2014; REF: PM #4178, GP #2012-005, CZ #2013-010; APN: 051-213-003

2. SCOTT A. VINCENT – CONDITIONAL USE PERMIT (CUP #2014-001), VARIANCE (VA #2014-001), SETBACK VARIANCE (ZV #2014-002) – MADERA

Scott A. Vincent requested a Conditional Use Permit (CUP #2014-001) to allow a veterinary service and kennels. A Variance (VA #2014-001) was considered to allow the facility on a 0.77 acre parcel where 1 acre is required by ordinance. A Setback Variance (ZV #2014-002) was also 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 Overlayed) 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.

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

Comments: Scott Vincent, Jeff Hall, Vanessa Spadey, Patricia Nichols, Ellen Fahelender, Marshall Riddle, Barbara McCarthy-Kerber, Richard Rodriguez, Tom Isler, Jason Johnson, Ralph Tonseth, Marsha Vigil, Barbara Sand, Jan Dewoody

On motion by Commissioner Pistoresi, second by Commissioner Ceja, it was ordered to approve the application of Scott A. Vincent requesting a Conditional Use Permit (CUP #2014-001) to allow a veterinary service and kennels, a Variance (VA #2014-001) to allow the facility on a 0.77 acre parcel where 1 acre is required by ordinance, A Setback Variance (ZV #2014-002) 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 as presented and added a mitigation measure to design the rear wall of the kennel structure with architectural materials such that potential noise from the kennels will be completely mitigated. The motion carried on a vote of 4-0 in favor. Yes: Commissioner Ceja, Commissioner Reed, Commissioner Hurst and Commissioner Pistoresi

RESOLUTION: 2014-13
REF: CUP #2014-001, VA #2014-001, ZV #2014-002
FILE: 049-170-005

DATE: April 1, 2014; REF: CUP #2014-001, VA #2014-001, ZV #2014-002; APN: 049-170-005

3. FEE SCHEDULE/CODE ENFORCEMENT – COUNTY WIDE

The Madera County Department of Planning and Building proposed 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.

Norman Allinder, Director presented the information on this item.

Comments: Commissioner Hurst

PLANNING COMMISSION COMMENTS:

None

PLANNING DIRECTOR COMMENTS:

Norman Allinder stated that next meeting will be held on Tuesday, May 6, 2014.

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

Norman L. Allinder, Planning Director

Becky Beavers, Secretary of Planning Commission