

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, May 6, 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 April 1, 2014

PUBLIC HEARINGS:

- *1. DANIEL MORTENSON – CONDITIONAL USE PERMIT (CUP #2014-002) – MADERA (DISTRICT #1) LEAD PLANNER: ROBERT MANSFIELD**

Daniel Mortenson is requesting a conditional use permit (CUP #2014-002) to allow farm level sorting, drying, and storage of figs; plant 15-26 acres of almond trees, and a fruit stand. The property is owned by San Joaquin Figs, Inc. and is located on the north side of Avenue 9 approximately 1000 feet from its intersection with Highway 99 (31613 Avenue 9), Madera. The property is zoned ARE-20 (Agricultural, Rural, Exclusive-20 Acre) District. A draft Mitigated Negative Declaration (MND #2014-09) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 35.4 acres. APN: 047-320-004.

- *2. SAC WIRELESS – CONDITIONAL USE PERMIT (CUP #2014-003) – MADERA (DISTRICT #1) LEAD PLANNER: BRENTON GIBBONS**

SAC Wireless is requesting a conditional use permit (CUP #2014-003) to allow the installation of a 150 foot lattice style cell tower, equipment shelter and a standby diesel generator. The property is owned by Abel Iniguez and Reynalda Iniguez. The property is located on the southwest corner of Avenue 7 ½ and Road 23 (7448 Road 23), Madera. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2014-008) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 39.39 acres. APN: 044-282-012.

- 3. COUNTY OF MADERA – GENERAL PLAN (GP #2014-002), REZONE (CZ #2014-002) - MADERA (DISTRICT #4) LEAD PLANNER: MATT TREBER**

The County of Madera is requesting to amend the Madera County General Plan (GP #2014-002) pursuant to Section 65358 of the Government Code. The area to be considered consists of 38 acres located on the east and west side of Road 28 at its intersection with Avenue 14 ½ (14335 Road 28 and 14550 Road 28), Madera. The

proposal by the County of Madera is to amend the area now shown as MDR (Medium Density Residential) Designation to PI (Public Institutional) Designation. A rezoning (CZ #2014-002) will also be considered to change the zoning from ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District to IA (Institution Area) District. This would be for a solar farm and future development of a County campus. The property is owned by Madera County. A draft Mitigated Negative Declaration (MND #2014-10) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 38 acres. APN's: 035-221-001, 015, 016, and 017.

**4. COUNTY OF MADERA – REZONE (CZ #2014-004) – COUNTY WIDE
COUNTY WIDE LEAD PLANNER: BECKY BEAVERS**

The County of Madera is requesting a Rezone (CZ #2014-004) to amend the Madera County Ordinance, Title 18, Chapter 102, to include Flexible Parking, Mixed-Use Shared Parking and to amend the residential parking requirements.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, June 3, 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.