

**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, October 7, 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 September 9, 2014

PUBLIC HEARINGS:

- *1. PAUL CONTRERAS – SUBDIVISION (S #2014-001), GENERAL PLAN AMENDMENT (GP #2014-003) & REZONE (CZ #2014-003) – BASS LAKE (DISTRICT #5) LEAD PLANNER: JAMIE BAX**

Paul Contreras is requesting a Tentative Subdivision Map (S #2014-001) which would divide 9.9 acres into 21 residential lots. Also to be considered is General Plan Amendment (GP #2014-003) to re-designate the subject property from PI (Public Institution) designation to LDR (Low Density Residential) designation. A rezone (CZ #2014-003) is also being considered to change the zone from POS (Public Open Space) District to RUS (Residential, Urban, Single Family) District. The property is owned by COUNTY OF MADERA. The property is located on the east side of Road 432, approximately 280 feet south of its intersection with Road 331 (no situs), Bass Lake. A Mitigated Negative Declaration (MND #2014-26) has been prepared for the project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 9.9 acres. APN: 059-200-004.

- *2. 41MB 8ME, LLC – CONDITIONAL USE PERMIT – TIME EXTENSION (CUP #2012-010) – MADERA (DISTRICT #1) LEAD PLANNER: BRENTON GIBBONS**

41MB 8ME, LLC is requesting a Time Extension for Conditional Use Permit (CUP #2012-010) to allow a solar photovoltaic electricity generating facility (up to 90 MW). The property is owned by Joan S and Warren P. Felger. The property is located north of the intersection of Road 33 and Avenue 13 (no address available), Madera. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A Mitigated Negative Declaration (MND #2012-13) has been previously approved for the project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 633.64 acres. APN: 034-210-038.

WORKSHOPS:

- 3. Ex Parte Communications –**

Presented by County Counsel

4. Housing Element –

Presented by Robert Mansfield

The Madera County Planning Department is in the initial stages of updating its 2009 Housing Element as required by Article 10.6 of the Government Code. This is an important process with a wide scope of impacts. The Housing Element will quantitatively identify the existing housing needs and issues within the County for the next eight years. This is a workshop to elicit public input in to the development of the 2016-2024 Housing Element.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, November 4, 2014 @ 6:00 p.m. - Regular Meeting - 3rd Floor Hearing Room 3005, Madera County Government Center, 200 W. 4th Street, 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.