

**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, November 4, 2014

**PLACE: Board of Supervisors Chambers, Madera County Government Center,
200 West Fourth Street, 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 Community and Economic Development Department Planning Division, 200 West Fourth Street, 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 October 7, 2014

PUBLIC HEARINGS:

- *1. JIM AND KELLY CAPEHART – CONDITIONAL USE PERMIT (CUP #2014-011) – CHOWCHILLA (DISTRICT #2) LEAD PLANNER: ROBERT MANSFIELD**

Jim and Kelly Capehart are requesting a Conditional Use Permit (CUP #2014-011) to acknowledge an existing office/shop to be used for HVAC contracting, service and repair, and a new mini-storage. The property is owned by James C. and Kelly M. Capehart. The property is located on the northwest corner of Avenue 23½ and Highway 233 (23500 Robertson Boulevard), Chowchilla. The property is zoned CRM (Commercial, Rural, Median) District. A Mitigated Negative Declaration (ND #2014-31) has been prepared for the project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 2.42 acres. APN: 026-310-015.

- *2. NOONKESTER, TEDDY A., NOONKESTER, HERSHEL W. – PARCEL MAP – APPEAL (PM #4193) – COARSEGOLD (DISTRICT #5) LEAD PLANNER: JAMIE BAX**

An appeal of the Parcel Map Committee's decision to approve the application of Noonkester, Teddy A., Noonkester, Hershel W. for a tentative Parcel Map (#4193) which would divide a 20.48 acre property into four parcels (2.23 acres, 6.95 acres, 3.34 acres, 7.87 acres). The property is located on the southwest corner of the intersection of Highway 41 and Yosemite Springs Parkway (no situs), Coarsegold. The present zone is CRH (Commercial Rural Highway), CUM (Commercial Urban Median) and RUM (Residential Urban Multiple Family) Districts. A Mitigated Negative Declaration (MND #2014-28) has been previously approved for the project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 20.48 acres. APN: 050-062-040.

- 3. AG PRESERVES – COUNTY WIDE LEAD PLANNER: JAMIE BAX**

This hearing is to consider the rezoning of lands currently proposed for inclusion in the Agricultural Preserve/Farmland Security Zone Program for 2015 (contracts with Madera County under the provisions of the Williamson Act) to ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District from ARE-20 (Agricultural, Rural, Exclusive-20 Acre), & ARF (Agricultural Rural Foothills) Districts.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, December 2, 2014 @ 6:00 p.m. - Regular Meeting - 3rd Floor Hearing Room 3005, Madera County Government Center, 200 West Fourth 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.