

**MADERA COUNTY PLANNING COMMISSION
AGENDA**

ALL PERSONS REQUESTING DISABILITY- RELATED MODIFICATION OR ACCOMMODATION, INCLUDING AUXILIARY AIDS OR SERVICES MAY CONTACT THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT – PLANNING DIVISION AT (559) 675-7821, 72 HOURS PRIOR TO THE PUBLIC MEETING.

REGULAR MEETING

TIME: 6:00 p.m., Tuesday, January 5th, 2016

PLACE: 3rd Floor Hearing Room, 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 Madera County Planning Division website at <http://madera-county.com/index.php/planning-home>. 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 Division 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 County of residence 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 December 1st, 2015.

PUBLIC HEARINGS:

- *1. GABRIEL ANDRADE ALVARADO – CONDITIONAL USE PERMIT (CUP #2015-010) - MADERA (DISTRICT #1) LEAD PLANNER: JOEY DINH**

Gabriel Andrade Alvarado is requesting a Conditional Use Permit (CUP #2015-010 to amend CUP #2009-010) to allow auto body repair, auto sales, towing, tire shop, and smog-check. The property is owned by Edward E. Campbell Tr. and is located northeast of the intersection of Road 26 and Ellis Street (16497 Road 26), Madera. The property is zoned CRM (Commercial, Rural, Median) District. A draft Negative Declaration (ND #2015-22) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 2.38 acres. APN: 038-070-024.

- *2. WILLIAM GOODWIN – CONDITIONAL USE PERMIT (CUP #2015-012) – MADERA (DISTRICT #1) LEAD PLANNER: ROBERT MANSFIELD**

William Goodwin is requesting a Conditional Use Permit (CUP #2015-012) to allow for the agricultural use of a small farming operation of 75,000 mice and rats monthly for wholesale for pet food and test labs. The property is owned by Michael A. Walstad and is located on the southeast corner of the intersection of Avenue 14½ and Road 35½ (35526 Avenue 14½), Madera. The property is zoned AR-5/MHA (Agricultural, Rural-5 Acre/Manufactured Housing Architectural Review Overlaid) District. A draft Mitigated Negative Declaration (MND #2015-23) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 9.8 acres. APN: 035-280-008.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, February 2nd, 2016 @ 6:00 p.m. - Regular Meeting – 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, County of residence, and interest in the matter. This is required for the public record. Since all meetings are 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.