

**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, March 1st, 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 February 2, 2016.

PUBLIC HEARINGS:

- *1. EMBREE ASSETT GROUP, JOHN SHIELDS – AMEND CONDITIONAL USE PERMIT (CUP #2015-013), VARIANCE (VA #2016-001) – COARSEGOLD (DISTRICT #5) LEAD PLANNER: JOEY DINH**

Embree Asset Group, John Shields is requesting to amend a conditional use permit by Conditional Use Permit CUP #2015-013 to allow a proposed Dollar General (retail) with associated parking. The proposed building size will be a one story, 9,100 square feet structure. A Variance (VA #2016-001) will also be considered to allow for 28 parking spaces, where 37 parking spaces are required by ordinance. The property is owned by Maria G. Camin, Henri A. and Maria G. Rev Trust 2011, and Henri A. Camin. The property is located on the northeast corner of the intersection of Highway 41 and Road 417 (no address available), Coarsegold. The property is zoned PDD (Planned Development District) District. A draft Mitigated Negative Declaration (MND #2016-02) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 1.25 acre. APN: 054-450-001.

- 2. DALJIT SINGH – GENERAL PLAN AMENDEMT (GP #2015-005), CONDITIONAL USE PERMIT (CUP #2015-011) – MADERA (DISTRICT #1) LEAD PLANNER: BECKY BEAVERS**

Daljit Singh is requesting to amend the Madera County General Plan (GP #2015-005) pursuant to Section 65358 of the Government Code. The area to be considered consists of 1.15 acre located on the southeast corner of the intersection of Avenue 15 and Huntington Road (no address available), Madera. The proposal by Daljit Singh is to amend the area now shown as PO (Professional Office) Designation to CC (Community Commercial) Designation. A Conditional Use Permit (CUP #2015-011) will be considered to allow a 4,000 square foot food mart with adjacent 1,500 square foot sandwich shop and fuel island for cars and diesel vehicles. The property is owned by Daljit Singh, Harjit Kaur, Jasvir Kaur, and Iqbal S. Gill. A draft Mitigated Negative Declaration (MND #2016-03) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 1.15 acre. APN: 051-364-001.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, April 5th, 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.