

**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, June 7, 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 May 3, 2016.

PUBLIC HEARINGS:

- 1. MITCH BRAMLITT – GENERAL PLAN (GP #2016-001), VARIANCE (VA #2016-002) – OAKHURST (DISTRICT #5) LEAD PLANNER: ROBERT MANSFIELD**

Mitch Bramlitt is requesting to amend the Madera County General Plan (GP #2016-001) pursuant to Section 65358 of the Government Code. The area to be considered consists of 1.05 acre located on the east side of Highway 41 at the intersection of Highway 49 and Highway 41 (40059 & 40083 Highway 41), Oakhurst. The proposal is to amend the area now shown as OS (Open Space) Designation to CC (Community Commercial) Designation and the Oakhurst Area Plan to CC (Community Commercial) Designation as well. A Variance (VA #2016-002) will also be considered to allow 21 parking stalls instead of 28 required by ordinance. The property is owned by Kandra U. Barsotti and Steven J. Barsotti, Steven J. & Kandra U. Barsotti Trust 2001, JS & SA Partership. A draft Mitigated Negative Declaration (MND #2016-09) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 1.05 acre. APN: 066-010-041, 066-010-042.

- *2. SAN JOAQUIN RIVER BLUFF ESTATES ASSOCIATION – SUBDIVISION MAP (S #2015-004), REZONE (CZ #2016-001) – MADERA (DISTRICT #1) LEAD PLANNTER: JAMIE BAX**

San Joaquin River Bluff Estates Association is requesting a Tentative Subdivision Map (S #2015-004) to divide 88.07 acres into two lots. A Rezoning (CZ #2016-001) will also be considered. The current zone is ARE-80 (Agricultural Rural Exclusive-80 Acre) and OS (Open Space) Districts. The proposed zone is ARE-40 (Agricultural Rural Exclusive-40 Acre) District. The property is owned by San Joaquin River Bluff Estates Association and the property is located on the east side of Road 40 at its intersection with River Estate Court (no address available), Madera. A draft Mitigated Negative Declaration (MND #2016-08) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 88.07 acres. APN: 049-640-021.

***3. WEST COAST WASTE MADERA COUNTY COMPOSTING – CONDITIONAL USE PERMIT (CUP #2016-009) – MADERA (DISTRICT #1) LEAD PLANNER: JOEY DINH**

West Coast Waste-Madera County Composting is requesting an amendment to Conditional Use Permit (CUP #99-21) by Conditional Use Permit (CUP #2016-009) to allow outdoor agricultural and organic material composting. The property is owned by West Coast Waste Co. Inc. and is located on the east side of Road 29 ½, approximately 0.49 mile north of its intersection with Avenue 9 (9537 Road 29 ½), Madera. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-20 Acre) District. A draft Mitigated Negative Declaration (MND #2016-12) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size 18.81 acres. APN: 047-300-014.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, July 12th, 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.