

**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, July 12, 2016**

**PLACE: 3<sup>rd</sup> 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 June 7, 2016.

## **PUBLIC HEARINGS:**

- \*1. PATRICE JENSEN, ARCHITECT– CONDITIONAL USE PERMIT (CUP #2016-007)– OAKHURST (DISTRICT #5) LEAD PLANNER: BECKY BEAVERS**

Patrice Jensen, Architect, is requesting a Conditional Use Permit (CUP #2016-007) to allow a distillery, tasting room, and art gallery. The property is owned by M. Patrice Jensen and Bradford W. Jensen and is located on the north side of Greenwood Way, approximately 85 feet from its intersection with Road 425A (40300 Greenwood Way), Oakhurst. The property is zoned CUM (Commercial, Urban, Median) District. A draft Mitigated Negative Declaration (MND #2016-11) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 0.48 acre. APN: 064-062-018.

- \*2. BRADFORD D. DITTON – GENERAL PLAN (GP #2016-002), REZONE (CZ #2016-003) – MADERA (DISTRICT #5) LEAD PLANNTER: BECKY BEAVERS**

Bradford D. Ditton is requesting to amend the Madera County General Plan (GP #2016-002) pursuant to Section 65358 of the Government Code. The area to be considered consists of 16.99 acres located on the west side of Northstar Lane, directly west of its intersection with Buggy Whip Drive (no address available), Coarsegold. The proposal by Bradford D. Ditton is to amend the area now shown as AE (Agricultural, Exclusive) Designation to AR (Agricultural, Residential) Designation on 14.50 acres of the southern portion of the parcel. A Rezoning (CZ #2016-003) will also be considered. The zone is ARE-20 (Agricultural, Rural, Exclusive-20 Acre) District. The proposed zone is RRS-10 (Residential, Rural, Single Family-10 Acre) and RMS (Residential, Mountain, Single Family) Districts. This item is categorically exempt from the California Environmental Quality Act (CEQA). Size: 16.99 acres. APN: 054-270-037.

- \*3. NICOLAS RETANA – CONDITIONAL USE PERMIT (CUP #2016-005) – MADERA (DISTRICT #1) LEAD PLANNER: JUDY GUTIERREZ**

Nicolas Retana is requesting to amend Conditional Use Permit (CUP #2004-017) by Conditional Use Permit (CUP #2016-005) to allow the expansion of an existing charter school and church. The property is owned by Building for Christ Ministry and is located on the northeast corner of the intersection of Ellis Street and Owens Street (26247 Ellis Street), Madera. The property is zoned AR-5 (Agricultural Rural-5 Acre) District. A draft Mitigated Negative Declaration (MND #2016-13) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 8.08 acres. APN: 038-070-026.

**PLANNING COMMISSION COMMENTS:**

**PLANNING DIRECTOR COMMENTS:**

**TENTATIVE MEETING DATES AND LOCATIONS:**

**Tuesday, July 19th, 2016 @ 6:00 p.m.** - Regular Meeting – Madera County Government Center, Board of Supervisors Chambers, 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.